This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 06/28/04 11:03 2pgs
Fees:13.00 Taxes:437.34
20040628-0076297

ADDRESS NEW OWNER:
David D. Hutchinson
1103 Glenview Dr.
Nashville, TN 37206

Tax Bill to Mortgagee:
Columbia National, Inc.
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP **94**
GROUP **01**
PARCEL **166**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ragsdale & Kelly Construction, L.L.C.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **David D. Hutchinson,** unmarried, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Haynie's Central Park Plan of record in Book 161, page 116, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ragsdale & Kelly Construction, L.L.C. by deed from Kelly Properties, LLC dated February 6, 2004, of record in Instrument no. 20040209-0015133, Register's Office for Davidson County, Tennessee.
Rerecorded on last #20040628-0076295

This is improved property known as 1103 Glenview Dr., Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 161, page 116, said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 161, page 116, Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon,

is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th day of June, 2004.

Ragsdale & Kelly Construction, L.L.C.

By: Kenneth A. Kelley, President and Chief Executive Officer

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Kenneth A. Kelley**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President and Chief Executive Officer of **Ragsdale & Kelly Construction, L.L.C.**, the within named bargainor(s), a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer.

WITNESS my hand and official seal at office this 25th day of June, 2004.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $118,200.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2004.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007