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JLR

FROM: Steven W. Jinnette and wife, Jennifer Paige Jinnette, and Steven W. Jinnette, Trustee of the Steven Ward Jinnette and Jennifer Paige Jinnette Educational Trust

TO: Mark W. Peters and wife, Leslie Trayte Peters

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Mark W. Peters and<br>Leslie Trayte Peters<br>4025 Overbrook Drive<br>Nashville, Tennessee 37204 | (same) | Map 132-2<br>Parcel 29 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2004.

Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/21/07

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steven W. Jinnette and wife, Jennifer Paige Jinnette, as to a 65.54% interest and Steven W. Jinnette, Trustee of the Steven Ward Jinnette and Jennifer Paige Jinnette Educational Trust, as to 34.46% interest, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Mark W. Peters and wife, Leslie Trayte Peters, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County. Said Lot No. 40 fronts 175 feet on the westerly side of Overbrook Drive and runs back between lines, 297.6 feet on the north line and 319.7 feet on the south line to a dead line in the rear on which it measures 120 feet.
>
> Being the same property conveyed to Steven W. Jinnette and wife, Jennifer Paige Jinnette, as to 65.54% interest by deeds of record as Instrument Nos. 200008030076980, 20011106-0122014, 20020508-0056860, 20031117-0167660, and 20040121-0008233, as corrected by Instrument No. 20040312-0028813, said Register's Office, and to Steven W. Jinnette, Trustee of the Steven Ward Jinnette and Jennifer Paige Jinnette Educational Trust, as to 34.46% interest by deeds of record as Instrument Nos. 20031117-0167659 and 20040121-0008234, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2004 Metropolitan Government Taxes.

Davidson County DEEDWARR
Recvd: 07/16/04 08:13 3pgs
Fees:18.00 Taxes:1979.50
20040716-0084964

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2. All matters shown on the plan of record in Book 1835, Pages 49, 50 and 51, said Register's Office.

3. Restrictive Covenants of record in Book 1969, page 609, said Register's Office.

This is improved property located at 4025 Overbrook Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 14th day of July, 2004.

Steven W. Jinnette, by Starling Davis, as Attorney-in-Fact

Jennifer Paige Jinnette, by Starling Davis, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Starling Davis to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Steven W. Jinnette, the bargainor, and acknowledged that she executed the same as the free act and deed of the said Steven W. Jinnette for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 14th day of July, 2004.

NOTARY PUBLIC

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Starling Davis to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jennifer Paige Jinnette, the bargainor, and acknowledged that she executed the same as the free act and deed of the said Jennifer Paige Jinnette for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 14th day of July, 2004.

NOTARY PUBLIC

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

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Steven W. Jinnette, Trustee of the Steven Ward Jinnette and Jennifer Paige Jinnette Educational Trust

STATE OF ALABAMA)
COUNTY OF Shelby )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven W. Jinnette, Trustee of the Steven Ward Jinnette and Jennifer Paige Jinnette Educational Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Shelby, Alabama, this the 14th day of July, 2004.

Heather Thompson
NOTARY PUBLIC

My Commission Expires: 1/5/08

HEATHER THOMPSON NOTARY PUBLIC ALABAMA STATE AT LARGE