File Box 8

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/16/04 14:24 2pgs
Fees:13.00 Taxes:1592.85
20040716-0085344

~~39-B~~
~~File #04-1260~~

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Donald T. Brothers, Jr.and Amy Baize Brothers, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ingrid M. Meszoely, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 12 Block D on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 Blocks A, B, C & D as of record in Plat Book 1130, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald T. Brothers, Jr. and wife, Amy Baize Brothers by deed dated January 2, 1997 of record in Book 10314, page 161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, Page 62, said Register's Office, which Plan shows a 50 foot minimum building setback line from Brookfield Avenue and an easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 123 Brookfield Avenue, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of July, 2004

Donald T. Brothers, Jr.

Amy Baize Brothers

State of Tennessee)
County of Davidson)

On this 14th day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Donald T. Brothers, Jr. and Amy Baize Brothers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 430,500.00.

Affiant

Sworn and subscribed before me on this the 14th day of July, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Ingrid M. Meszoely
123 Brookfield Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212

TAX MAP-PARCEL #:
130-5-94