FILE BOX "7" SATURN AND MAZER

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22923-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me this 27th day of May, 2004. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE
GEORGE E. MUDTER, JR.
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Glasser-Eatherly Properties 1700 Hayes Street, Suite 104 Nashville, TN 37203	**Send Tax Bills To:** Glasser-Eatherly Properties 1700 Hayes Street, Suite 104 Nashville, TN 37203	**Tax Information:** Map No.117.10-0 Parcel No. 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christy Fields Batts, Trustee of Revocable Trust Agreement of Rebecca Elizabeth Fields dated March 15, 2001**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glasser-Eatherly Properties, a Tennessee General Partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2223 Woodmont Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of May, 2004.

Christy Fields Batts, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christy Fields Batts, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/19/04 09:07 2pgs
Fees:13.00 Taxes:1739.00
20040719-0085612

NOTARY PUBLIC AT LARGE
GEORGE E. MUDTER, JR.
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Being the northeasterly part of Lot No. 3 and the easterly part of Lot No. 23 of Block 4 on the Map of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the southerly margin of Woodmont Avenue at the corner of Lots Nos. 2 and 23; thence with the line between said two lots, southerly 230 feet to the corner of lots 3 and 23; thence with the line between lots Nos. 2 and 3, southerly 20 feet to the northeast corner of the property conveyed to Randolph M. Smith and wife, by deed from Beatrice Aronson Konisar, of record in book 3035, page 384, said Register's Office; thence with said Smith's northerly line, north 84 degrees 15 feet west 208.3 feet; thence north 8 degrees east 20 feet to the southern boundary line of Lot No. 23; thence with said line, easterly 1 foot, more or less, to the southeast corner of the property conveyed to Wendell L. Smith by deed from Lou Lusky and wife, of record in book 2397, page 397, said Register's Office; thence with said Smith's easterly line, northerly 230 feet to the southerly margin of Woodmont Avenue; thence with same, easterly 200 feet to the beginning.

Being the same property conveyed to Christy Fields Batts, Trustee of the Revocable Trust Agreement of Rebecca Elizabeth Fields dated March 15, 2001 by quitclaim deed dated March 15, 2001 from Kelly T. Oliver, Trustee of record in Instrument No. 20010319-0026117, Register's Office for Davidson County, Tennessee. Deed of correction of record in Instrument No. 20030515-0066637.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4083, page 859, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, page 29, Register's Office for Davidson County, Tennessee.