Instrument Prepared by Prime Escrow, Inc., Richard A. Northcutt, Atty., 109 N. Cannon St., Woodbury, TN 37190
based upon information provided by the parties

Name/Address of New Owner:
Jeremy S. Atkinson and Alan Cohen
4219 Hillsboro Pk., #200
Nashville, TN 37215

Send Tax Bill to:
New Owners

Map/Group/Parcel:
104.11-0-297.00

Davidson County DEEDWARR
Recvd: 08/13/04 14:25 2pgs
Fees:13.00 Taxes:832.50

20040813-0098336

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which being hereby acknowledged, I, BRITT A. KNOX, Trustee under the will of J. M. Towler, hereinafter called the Grantor, have bargained and sold and by these presents transfer and convey unto JEREMY S. ATKINSON, married, and ALAN COHEN, married, the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 137 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, a plat of which is recorded in Book 421, Page 7, Register's Office for Davidson County, Tennessee. Said Lot No. 137 fronts Sixty (60) feet on the north side of Long Ave., now called Blair Boulevard, and extends back between parallel line 159.6 feet more or less on its east margin, to an alley, in the rear.

Being the same property conveyed to J. M. Towler by deed dated January 28, 1919 and filed for record on February 3, 1919 in Deed Book 519, Page 415, Register's Office for Davidson County, Tennessee. The said J. M. Towler is now deceased. By his will recorded in Will Book 57, Page 419 and probated on August 18, 1941, the said J. M. Towler devised the real estate to Hugh T. Shelton as Trustee for the children and grandchildren of J. M. Towler. The said Hugh T. Shelton, Trustee, is now deceased. The successor Trustee named in the will, Hugh T. Shelton, Jr., is also deceased. By order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in the matter of Britt A. Knox, Petitioner and J. M. Towler, Respondent, Case Number 04P1162, Britt A. Knox was named Trustee of the Trust u/w/o J. M. Towler and vested with the power to convey the subject real estate for the benefit of the heirs of J. M. Towler. Reference is made to the will and order of the probate court filed simultaneously herewith. # 20040813-0098334 & 20040813-0098335 . R.O.D.C.

Property Address: 2528 Blair Blvd., Nashville, TN 37212

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

It is further agreed and understood that the property taxes shall be prorated.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their heirs and assigns, forever; and Grantor(s) covenant with said Grantee(s) that he/she/they is/are lawfully seized and possessed of said land in fee simple, have/has a good right to convey it and the same is unencumbered unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. (Whenever 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 my signature(s) on August 13, 2004.

BRITT A. KNOX as Trustee u/w/o J. M. Towler

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF CANNON

Before me, a Notary Public in and for the said state and county, personally appeared BRITT A. KNOX as Trustee u/w/o J. M. Towler, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor(s), and who acknowledged the execution of the foregoing instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at Woodbury, Tennessee on August 13, 2004.

My Commission Expires: 11-1-04

NOTARY PUBLIC

RICHARD NORTHCUTT NOTARY PUBLIC AT LARGE CANNON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this August 13, 2004.

My Commission Expires Nov. 1, 2004

NOTARY PUBLIC

RICHARD NORTHCUTT NOTARY PUBLIC AT LARGE CANNON COUNTY, TENN.