Box 31-B
S.R
JHR

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/17/04 15:07 4pgs
Fees:23.00 Taxes:3422.50
20040817-0099494

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mr. J. Bradbury Reed and Mrs. Sharon J. Hels 613 Lynnwood Blvd. Nashville, TN 37205	Same	Map 130-3 Parcel 77

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John H. Roe, Jr. (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto J. Bradbury Reed and wife, Sharon J. Hels (hereinafter referred to as the "Grantees"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

This property is known as 613 Lynnwood Blvd., Nashville, Tennessee 37205.

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

Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 2004 and subsequent years.

2. A Subdivision Plat of Royal Oaks Land Company of record in Book 421, pages 102 and 103, RODC.

3. Grant of Appurtenant Easement dated May 10, 2000, of record in Inst. No. 200005150048493, RODC (Ward Close and wife).

4. Grant of Appurtenant Easement of record in Book 10219, page 503 (Gerald T. Carden and wife), RODC.

Excepting only the Permitted Exceptions, Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has signed this deed on the 17th day of August, 2004.

John H. Roe, Jr.

Jane Buchi Roe, spouse of John H. Roe, Jr., joins in this conveyance to convey all of her right, title and interest in the property that she may have due to her marital status.

Jane Buchi Roe

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr. and wife, Jane Buchi Roe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of August, 2004.

Notary Public

RITA McQUERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Rita McQuerry
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $925,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 17 day of August, 2004.

Notary Public

My Commission Expires:

RITA McQUERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Rita McQuerry
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Exhibit "A"

Being the northerly 10 feet of lot No. 150 and the southerly part of Lot No. 148 on the Plan of Royal Oak Land Company's Subdivision, of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly margin of Lynwood Boulevard, 10 feet south of the common corner of Lots Nos. 150 and 148 on said Plan; thence with the margin of said Boulevard, northwardly 150 feet to an iron pin, thence westwardly 242 feet, more or less, to the easterly line of Lot No. 149 in said Subdivision, said point being 100 feet south of the common corner of Lots Nos. 146 and 148 on said plan; thence with the common boundary line between Lots 148 and 149 and between Lots Nos. 150 and 151, southerly 160 feet to a point, said point being 10 feet south of the common corners of Lots 148, 149, 150 and 151; thence easterly 220 feet, more or less, to the point of beginning.

Together with and subject to Grant of Appurtenant Easements of record in Book 10219, page 503, said Register's Office and of record in Instrument No. 200005150048493, said Register's Office.

Being the same property conveyed to John H. Roe, Jr. and wife, Emily H. Roe by deed from Richard S. Koonce, of record in Book 6167, page 683, Register's Office for Davidson County, Tennessee. Title now vests in John H. Roe, Jr. and Emily H. Roe, as tenants in common, pursuant to Quitclaim Deed of record in Book 10525, page 921, said Register's Office. Title now vests in John H. Roe, Jr. pursuant to Executor's Deed of record at Instrument No. 20031029-0159490, said Register's Office.