STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Lisa D. Cooke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 2004.

M McBee
Deputy Register

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX# 14A
G# 17398-2

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Meredith S. Oates 2032 Sunset Hills Terrace Nashville, TN 37215	"New Owners"	Part of Map 145 Parcel 141.00

Davidson County DEEDWARR
Recvd: 09/02/04 08:47 5pgs
Fees:28.00 Taxes:351.50
20040902-0106151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, LUCY B. VAN VOORHEES, EDWARD B. VAN VOORHEES, JR., and JEANNE VAN VOORHEES ELLIS, as Co-Executors of the Last Will and Testament of Lucile B. Van Voorhees, as to an undivided 50% interest, and EDWARD B. VAN VOORHEES, JR., Trustee of The 2003 VAN VOORHEES FAMILY TRUST under Trust Agreement dated December 30, 2003, as to an undivided 50% interest, hereinafter collectively called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto MEREDITH S. OATES and husband, JOHN A. OATES, hereinafter called the "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. 3 on the Plan of the Consolidation Plat of Lots 3, 4, and 5, Sunset Hills Terrace Subdivision, as of record in Instrument No. 20040811-0097105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Edward Van Voorhees and wife, Lucile Blue Van Voorhees, by Warranty Deed dated May 25, 1954, from John E. Procter and wife, Christine S. Procter, of record in Book 2279, Page 363, Register's Office for Davidson County, Tennessee. The said Edward Van Voorhees having since died January 15, 1998. Lucile B. Van Voorhees conveyed a 25% interest to Edward B. Van Voorhees, Jr., Trustee of The 2003 Van Voorhees Family Trust, with

full power to transfer, convey, mortgage and encumber without the joinder or consent of any beneficiary, by Quitclaim Deed dated December 30, 2003, of record in Instrument No. 20040105-0001452, said Register's Office, and another 25% interest by Quitclaim Deed dated January 12, 2004, of record in Instrument No. 20040120-0007448, said Register's Office. The said Lucile Blue Van Voorhees having since died August 11, 2004, leaving a Last Will and Testament dated February 24, 1998, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 04P-1391 (the "Will"), of record in Will Book Volume No. 5681/1612633. Pursuant to the provisions of the said Will, Lucy B. Van Voorhees, Edward B. Van Voorhees, Jr., and Jeanne Van Voorhees (now Ellis) are appointed as Co-Executors with full power to sell the subject property.

Lucile Blue Van Voorhees being one and the same person as Lucile B. Van Voorhees.

INCLUDED BUT EXCLUDED is any portion of the above described Lot No. 3 which was included in the Lot No. 3 on the Revised Final Plat of Sunset Hills Terrace Subdivision, of record in Book 7900, Page 886, Register's Office for Davidson County, Tennessee (which has now been voided and vacated), it being the intent of this conveyance to convey the portion of the old Lot No. 4 which is now included in the new Lot No. 3.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions (not a P.U.D.) of record in Book 9579, Page 893, and as corrected in Book 9591, Page 373, and amended in Book 9591, Page 376, said Register's Office; Temporary Ingress/Egress Easement for Roadway Purposes, of record in Book 9591, Page 378, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the Grantor herein.

THIS is unimproved property, known as: portion of former Lot No. 4, Sunset Hills Terrace, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and the undersigned 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; and the Grantors do further covenant and bind themselves, their heirs, successors 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.

Notwithstanding the above, Lucy B. Van Voorhees, Edward B. Van Voorhees, Jr., and Jeanne Van Voorhees Ellis, shall have no individual liability or responsibility for the above recited

warranty of title and have executed this Deed exclusively in their representative capacity.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of August, 2004.

Lucy B. Van Voorhees, Co-Executor
under the Last Will and Testament of
Lucile B. Van Voorhees

STATE OF MARYLAND)
COUNTY OF Worcester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy B. Van Voorhees, as Co-Executor, the bargainor, 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 and official seal in Berlin (City), Maryland, this 30th day of August, 2004.

My Commission Expires: 6/12/08

KANDEE J. DEMAY
NOTARY PUBLIC
WORCESTER COUNTY
MY COMMISSION EXP.: 6/12/08

Notary Public

Jeanne Van Voorhees Ellis

Jeanne Van Voorhees Ellis, Co-Executor
under the Last Will and Testament of
Lucile B. Van Voorhees

STATE OF MARYLAND)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne Van Voorhees Ellis, as Co-Executor, the bargainor, 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 and official seal in Potomac (City), Maryland, this 30th day of August, 2004.

AISHA LAWRENCE
Notary Public
Montgomery County, MD
My Commission Expires Nov. 24, 2007

My Commission Expires:

Aisha Lawrence

Notary Public

Edward B. Van Voorhees, Jr., Co-Executor
under the Last Will and Testament of
Lucile B. Van Voorhees

Edward B. Van Voorhees, Jr., Trustee of The 2003
Van Voorhees Family Trust Under Trust Agreement
dated December 30, 2003

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 Edward B. Van Voorhees, Jr., as Co-Executor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 31st day of August, 2004.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

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 Edward B. Van Voorhees, Jr., Trustee of The 2003 Van Voorhees Family Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 31st day of August, 2004.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

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