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. 23318-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 8th day of September, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Charles & Chris Howard 330 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** ABN AMRO 2600 W. Big Beaver Rd. Troy, MI 48084	**Tax Information:** Map No.116.11-0 Parcel Nos. 062.00 and 116.00

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, **Barbara Tomson, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Howard and wife, Chris Howard** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

William Tomson, husband of Barbara Tomson hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

This is improved property located at 330 Lynnwood Boulevard, Nashville, TN 37205

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.

Grantors further quitclaim to Grantees any and all interest which they have in that certain parcel of real estate known as Parcel 116 on Metro Tax Map 116-11, which parcel was conveyed to Barbara Tomson by Quitclaim Deed dated, April 27, 2001 from the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20010507-0046855, Register's Office for Davidson County, Tennessee.

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 8th day of September, 2004.

Barbara Tomson by Steve Fridrich as Attorney in Fact

William Tomson by Steve Fridrich as Attorney In Fact

William Tomsonand W.C. Tomson are one and the same person

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Steve Fridrich, 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 on behalf of Barbara Tomson and William Tomson as their Attorney-In-Fact, as the free and and deed of the within named Barbara Tomson and William Tomson.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2004.

NOTARY PUBLIC

My Comm. Expires:

Davidson County DEEDWARR
Recvd: 09/13/04 15:26 2pgs
Fees:13.00 Taxes:2775.00

20040913-0110406

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, City of Belle Meade, and being the westerly part of Lot No. 39 on the Plan of Royal Oaks Subdivision, of record in Book 421, page 102, Register's Office for Davidson County, Tennessee, and as shown on the Re-Subdivision of Lot 39, Royal Oaks Subdivision, as of record in Book 4300, page 127, Register's Office for said County, and being unimproved portions of Pendleton Avenue and Glenside Avenue which were abandoned and closed by City of Belle Meade Ordinance No. 74-6 adopted January 15, 1975, of record at Book 4905, page 662, Register's Office for said County, and described according to a survey by Land Surveying Services, P.O. Box 1243, Brentwood, TN 37024, Charles B. Moseley, Jr., Registered Land Surveyor, Tennessee No. 778, dated, July 2, 1991, File #282-91, as follows:

Beginning at an iron pin on the northerly margin of Lynnwood Boulevard, the westerly corner of Lot One, Lentz-Deloach Subdivision, of record in Plat Book 7900, page 211, Register's Office for said County; thence, with the northerly margin of Lynnwood Boulevard, a curve to the right having a central angle of 05° 23' 24", radius of 1007.77 feet, chord of 94.78 feet at North 54° 19' 46" West, 94.80 feet to a point; thence with a curve to the right, connecting the northerly margin of Lynnwood Boulevard with the easterly margin of Pendleton Avenue, having a central angle of 107° 51' 20", radius of 50.00 feet, chord of 80.83 feet at North 02° 17' 47" East, 94.12 feet to a point on the easterly margin of Pendleton Avenue; thence, with Pendleton Avenue, North 56° 13' 27" East, 226.53 feet to a point; thence, North 21° 46' 30" West, 25.56 feet to a point; thence, with the former centerline of Pendleton Avenue, closed by City of Belle Meade Ordinance No. 74-6, North 56° 13' 27" East, 94.01 feet to a point; thence, continuing with said centerline, a curve to the left having a central angle of 38° 04' 47" radius of 300.00 feet, chord of 195.74 feet at North 37° 11' 03" East, 199.38 feet to a point in the centerline of the now closed Glenside Avenue; thence with the former centerline of Glenside Avenue, South 07° 27' 24" West, 119.02 feet to a point, the northerly corner of the Lentz-Deloache Subdivision; thence, with the northerly boundary of the Lentz-Deloache Subdivision the following to the point of beginning: South 05° 33' 50" West, 22.02 feet; North 84° 26' 10" West, 14.84 feet; South 39° 32' 07" West, 64.85 feet; South 36° 43' 41" West 381.05 feet.

Being the same property conveyed to Barbara Tomson by deed dated, August 13, 1991 from Batey M. Gresham, Jr. and wife, Ann W. Gresham of record in Book 8420, page 453, Register's Office for Davidson County, Tennessee.

1. 2004 Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 421, page 102, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4300, page 127, Register's Office for Davidson County, Tennessee.
4. Easement for public utilities of record in Book 4905, page 662, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers of record in Book 5808, page 639, Register's Office for Davidson County, Tennessee.