THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

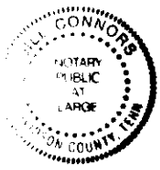
Affiant

Subscribed and sworn to before me this 15th day of September, 2004.

Notary Public

My commission expires: 7-19-08

Davidson County DEEDWARR
Recvd: 09/21/04 09:16 2pgs
Fees:13.00 Taxes:1054.50
20040921-0113347



Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Howell Development Company **2704 12th Avenue, South** **Nashville, TN 37204**	**Same**	**Map 116-08-0** **Parcel 006.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph G.C. Francis and John Lockwood Francis,** the sole devisees under the Last Will and Testament of their Mother Katharine C. Francis herein referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Howell Development Company,** a Tennessee corporation, herein referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 1 of Block "B", on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Katharine C. Francis by quitclaim deed from Reber Boult, Trustee, of record in Book 2698, Page 442, Register's Office for Davidson County, Tennessee. The said Katharine C. Francis died testate on May 19, 2004, leaving a Last Will and Testament in which the aforesaid property was devised in the residuary clause of her Will equally to her two sons, Joseph G.C. Francis and John Lockwood Francis, the Grantors named herein, said Will having been admitted to Probate Court in Davidson County, Tennessee identified by Probate Docket No. 04P927 and recorded under Document Locator No. 56331514729, Probate Court Clerk's Office, Davidson County, Tennessee.

This conveyance is further made subject to:

1. 2004 taxes, which have been prorated and assumed by Grantee.

2. The plan of record in Plat Book 1130, Page 13, said Register's Office, shows an owner's certificate and certain easements and setback lines.

This is improved property known as 3501 Woodmont Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors do covenant with the said Grantee 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, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of September, 2004.

GRANTORS:

Joseph G.C. Francis

Joseph G.C. Francis

John Lockwood Francis

John Lockwood Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSEPH G.C. FRANCIS, a Notary Public in and for said State and County, the within named **Joseph G.C. Francis,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 15TH day of September, 2004.

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors

Notary Public
My Commission Expires: 7-19-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN LOCKWOOD FRANCIS, a Notary Public in and for said State and County, the within named **John Lockwood Francis,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 15TH day of September, 2004.

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors

Notary Public
My Commission Expires: 7-19-08