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. 23358-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00 Lynne Todd Edgerton Affiant Subscribed and sworn to before me this 21st day of September, 2004. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Lynne Todd Edgerton 5110 Boxcroft Place Nashville, TN 37205	**Send Tax Bills To:** Wells Fargo Home Mortgage, Inc. P.O. Box 6502 Springfield, OH 45501	**Tax Information:** Map No.116.13-0 Parcel No. 151.00

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, **Elizabeth B. Finucane as Executrix of the Estate of Virginia N. Berry, Deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynne Todd Edgerton, Trustee, with full power, of the Lynne Todd Edgerton Family Trust dated, April 5, 2004** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5110 Boxcroft Place, 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.

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 21st day of September, 2004.

Davidson County DEEDWARR
Recvd: 09/24/04 13:47 2pgs
Fees:13.00 Taxes:2405.00
20040924-0115617

Elizabeth B. Finucane, Executrix

Elizabeth B. Finucane, Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Elizabeth B. Finucane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of September, 2004.

NotaryPublic

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

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sinclair Buntin, Sr. and wife, Virginia N. Buntin by deed dated August 25, 1980 from Jeffrey W. Buntin and Brendan E. Finucane of record in Book 5702, page 405, Register's Office for Davidson County, Tennessee. The said Sinclair Buntin has since died. The said Virginia N. Buntin has subsequently died and by Will of record in Vol. 5063/1016380, Probate Court for Davidson County, Tennessee, subject property was devised to her executor to be sold. Elizabeth B. Finucane was appointed Executrix of said estate. Virginia N. Buntin and Virginia N. Berry are one and the same person.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. Instrument of Correction recorded in Book 5430, page 263, Register's Office for Davidson County, Tennessee.
4. By-Laws of The Association of Owners of Boxcroft, of record in Book 5365, page 7, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.