McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

(3)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of September, 2004.

Notary Public

My Commission Expires: 11-22-05

Davidson County DEEDWARR
Recvd: 10/05/04 10:11 4pgs
Fees:23.00 Taxes:543.90
20041005-0119584

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:
James K. LaRitz
408 Bellingrath Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-020-035.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ann T. Allen, Richard Arthur Tomlin, John Wesley Tomlin and Stacie Distin,** hereinafter referred to as Grantors, hereby transfer and convey to **James K. LaRitz,** hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 54 on the Plan of Elysian Park Subdivision, as of record in book 2331, page 32, Register's Office for Davidson County, Tennessee.

SAID Lot No. 54 fronts 72.00 feet on the northwesterly margin of Bellengrath Drive and runs back between lines measuring 255.00 feet on the northeasterly line and 248.90 feet on the southwesterly line to a dead line at the rear measuring 72.3 feet thereon.

Being the same property conveyed to Carl H. Eaton and wife, Alice Irene Eaton by warranty deed from Wilford Gayden Wood and wife, Ruby C. Wood of record in book 4289, page 832, Register's Office for Davidson County, Tennessee, dated November 11, 1968. Carl H Eaton and Alice Irene Eaton are both deceased, the Grantors herein being ~~at law~~. the heirs at law of Carl H. Eaton and Alice Irene Eaton.

*SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, Page 32, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

~~Rights or claims of parties in possession not shown by the public records.~~

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 408 Bellingrath Drive, Nashville, Tennessee 375211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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; and I do further covenant and bind myself, my heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of September, 2004.

Ann T. Allen

Ann T. Allen

Richard Arthur Tomlin By Ann T. Allen

Richard Arthur Tomlin By Ann T. Allen Attorney-in-fact

John W Tomlin

John Wesley Tomlin

Stacie Distin

Stacie Distin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Ann T. Allen, with whom I am personally acquainted and who acknowledged they executed the foregoing instrument for the purposes therein contained.
Witness my hand and seal in office this 14th day of September, 2004.

Notary Public

My Commission Expires: 11/4/07

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Ann T. Allen with whom I am personally acquainted and who proved herself to be the attorney-in-fact for Richard Arthur Tomlin who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Richard Arthur Tomlin.
Witness my hand and official seal this 14th day of September, 2004.

Notary Public

My Commission Expires: 11/4/07

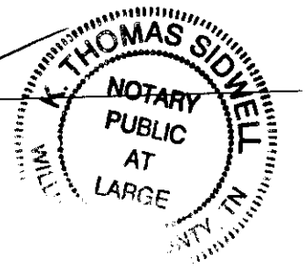
K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

11256-BW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, John Wesley Tomlin, with whom I am personally acquainted and who acknowledged they executed the foregoing instrument for the purposes therein contained.
Witness my hand and seal in office this 14th day of September, 2004.

Notary Public

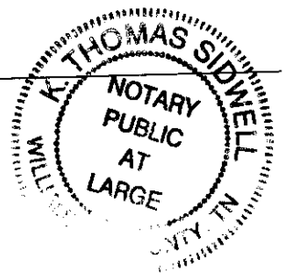


My Commission Expires: 11/4/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Stacie Eaton Distin, with whom I am personally acquainted and who acknowledged they executed the foregoing instrument for the purposes therein contained.
Witness my hand and seal in office this 14th day of September, 2004.

Notary Public



My Commission Expires: 11/4/05

EXHIBIT "A"

NAME AFFIDAVIT

The undersigned, Ann T. Allen, hereby affirms that Avis Irene Eaton, in the connection with the property located at 408 Bellingrath Drive, Nashville, Tennessee 37211, has been misspelled as Alice Irene Eaton

Executed this 14th day of September, 2004.

x Ann T. Allen
Ann T. Allen

State of Tennessee
County of Williamson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Ann T. Allen, with whom I am personally acquainted and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this14th day of September, 2004

My Commission Expires: 11/4/05

Notary Public

THOMAS SIDWELL NOTARY PUBLIC