STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,108.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of September, 2004.

Notary Public

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/20/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 10/06/04 08:54 3pgs
Fees:18.00 Taxes:788.50
20041006-0120235

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph C. Sherrill
2610 Essex Place
Nashville, Tennessee 37212

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
104-11-0-241.00

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, **Laura A. Flower, unmarried, and Jane D. Flower *, joint tenants with right of survivorship**, hereinafter referred to as Grantors, hereby transfers and conveys to **Joseph C. Sherrill** , an unmarried person, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Laura A. Flower and Jane D. Flower, Joint Tenants with Rights of Survivorship by Warranty Deed from Rhea S. Baker of record in Instrument No. 20011226-0142149, Register's Office for Davidson County, Tennessee.

*Jane D. Flower hereby affirms that the above described property is not his/her homestead as defined by statue.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 7, 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 2004, 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 2610 Essex Place, Nashville, Tennessee 37212.

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 27th day of September, 2004.

Laura A. Flower

Jane D. Flower

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Chilberg, with whom I am personally acquainted and who proved himself to be the attorney in fact of Laura A. Flower and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2004.

Deborah K Humphrey
Notary Public

My Commission Expires: May 27, 2007

DEBORAH K. HUMPHREY
Notary Public, Williamson Co., TN
My Comm. Expires May 27, 2007

DEBORAH K. HUMPHREY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Chilberg, with whom I am personally acquainted and who proved himself to be the attorney in fact of Jane D. Flower and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2004.

Deborah K Humphrey
Notary Public

My Commission Expires: May 27, 2007

DEBORAH K. HUMPHREY
Notary Public, Williamson Co., TN
My Comm. Expires May 27, 2007

DEBORAH K. HUMPHREY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.