This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 12/14/04 14:31 2pgs
Fees:13.00 Taxes:395.53
20041214-0148664

ADDRESS NEW OWNER:
RIRALE FAMILY LIMITED PARTNERSHIP
321 Ladybird Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 135-01
PARCEL 70.00
02DU-07660

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Brown Taylor, Executor of the ELIZABETH S. PARKER ESTATE hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RIRALE FAMILY LIMITED PARTNERSHIP, hereinafter called the 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. 115, on the Plan of Town Park Estates, of record in Plat Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Elizabeth S. Parker, Individually, by deed from Elizabeth S. Parker, surviving Trustor and beneficiary of the said Earl Parker Fitzgerald Parker and Elizabeth S. Parker Revocable Living Trust of record in INST: 20020423-0050210, Register's Office for Davidson County, Tennessee. The said Elizabeth S. Parker having since died testate on March 13, 2004, granting the Executor authority and power to sell and convey her property, admitted to Probate, 04P-774, Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to Restrictive Covenants of record in Book 3400, Page 120, and Book 3436, Page 43; and such easements and setback lines of record in Book 3300, Pages 64 and 65, said Register's Office.

Brown Taylor, Executor of the Estate of Elizabeth S. Parker joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This is improved property known as 321 Ladybird Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RIRALE FAMILY LIMITED PARTNERSHIP, its successors and assigns, forever; and I, Brown Taylor, Executor of the ELIZABETH S. PARKER ESTATE do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of September, 2004.

ELIZABETH S. PARKER ESTATE

Brown Taylor, Exeutor EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Brown Taylor 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 for the purposes therein contained, and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 3rd day of September, 2004.

JOHNNIE A. LUKEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

My Commission expires: 8-2-

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, ~~for~~ this transfer is $ 106,900.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of September, 2004.

NOTARY PUBLIC
My Commission Expires: 3-26-05

JOHNNIE A. LUKEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.