(D)

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. 23557-10-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $480,000.00 Affiant Subscribed and sworn to before me this 13th day of December, 2004. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeremy P. Roberts 118 Windsor Drive Nashville, TN 37205	First Tennessee Bank 2525 West End Ave., #300 Nashville, TN 37203	Map No.130.02-0 Parcel No. 046.00

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, **Walter M. Fuller, IV and wife, Amanda Fuller**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy P. Roberts and wife, Kira Roberts** ("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 118 Windsor Drive, Nashville, Tennessee 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 13th day of December, 2004.

Walter M. Fuller, IV
By George E. Mudter, Jr., Attorney-in-Fact

Amanda Fuller
By George E. Mudter, Jr., Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.** 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 Attorney-in-Fact for the said Walter M. Fuller, IV and Amanda Fuller and is authorized by the said Walter M. Fuller, IV and Amanda Fuller to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of December, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/16/04 16:08 2pgs
Fees:13.00 Taxes:1775.00

20041216-0149850

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

EXHIBIT "A"

TRACT I

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II

Land in Davidson County, Tennessee, being a portion of Lot No. 138 on the Plan of the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, described as follows:

Said portion of Lot No. 138 consists of the easterly 10 feet on the northerly side of Windsor Drive. Said portion is adjacent to Lot No. 137 (Tract I) and fronts 10 feet on the northerly margin of Windsor Drive and runs back 200 feet between parallel lines to a dead line at the rear which measures 10 feet.

Being the same property conveyed to Walter M. Fuller IV and wife, Amanda M. Fuller by deed dated February 26, 1999 from Scott R. Gruchot and wife, Lisa M. Gruchot, of record in Book 11368, page 121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Joint Driveway Agreement of record in Book 10751, page 324, Register's Office for Davidson County, Tennessee.