This instrument prepared by:
MURFREE, COPE, HUDSON & SCARLETT, Attorneys
Murfreesboro, Tennessee 37130
From information furnished by the parties

NAME AND ADDRESS OF NEW OWNER:

STEPHEN TITUS JENNINGS et ux
411 Page Road
Nashville, TN 37205

SEND TAX BILLS TO:

Same

Davidson County DEEDWARR
Recvd: 12/21/04 14:20 3pgs
Fees:18.00 Taxes:1576.94

20041221-0151718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED
Map/Parcel: 130-9/85

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, BILL HUNTER, Executor of The Estate of Willis L. Hunter, III, have this day bargained and sold and do hereby transfer and convey unto STEPHEN TITUS JENNINGS and wife, JESSICA WALDRON JENNINGS, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Tract No. 1: BEING Lot No. 3 on the unrecorded Plan of Mrs. Nelle Sword's Resubdivision of parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade of record in Book 421, page 64, Register's Office for said county. Beginning at a point in the center line of Page Road at the common corner of Lots 3 and 4, being the southeast corner of the property conveyed to Wakefield by deed of record in Book 1119, page 6, Register's Office for said county; thence along Wakefield's southerly line, and along the line between Lots 3 and 4, westerly 293.4 feet to a point; thence southerly 62.53 feet to a point, the common corner of Lots 2 and 3; thence with the line between said lots easterly 265.1 feet to the center of Page Road; thence with the line of the same, northeasterly 81.9 feet to the POINT OF BEGINNING.

Tract No. 2: BEING the north 10 feet of Lot No. 2 on the unrecorded Plan of Mrs. Nellie Swords' Resubdivision of Parts of Lots Nos. 3,4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade, of record in Book 421, page 64, Register's Office, and described as follows: Beginning at a point in the center line of Page Road at the common corner of Lots 2 and 3, being the southwest corner of the property conveyed to J. P. Jordan, Jr. and wife, Jewell M. Jordan by deed from E.C. Armistead and wife, of record in Book 1684, page 203, said Register's Office; thence along the line between said lots and along Jordan's south line, westerly 265.1 feet to a point; thence southerly 10 feet to a point 62.63 feet north of the corner of Lots 1 and 2; thence easterly, parallel to the line between said Lots 2 and 3, 264 feet more or less to the center line of Page Road; thence with the line of the same, northeasterly 10 feet more or less to the POINT OF BEGINNING.

Tract Nos. 1 and 2 being the same property conveyed to Willis L. Hunter, III, married, by deed from Dean S. Dodd, of record in Instrument No. 20020417-0047579, in the Register's Office of Davidson County, Tennessee. The said Willis L. Hunter, III having since died and title to his real estate being vested in the Executor of the Estate of W. Lawson Hunter, III with power to sell without the joinder of any devisee or approval of Court pursuant to the Last Will and Testament of W. Lawson Hunter, III which is of record in the Office of the Probate Court of Davidson County,

Tennessee, as file number 03 P 1280. Willis L. Hunter, III and W. Lawson Hunter, III are one and same person. See also quitclaim deed of record in Instrument No. _____, in said Register's Office.

INCLUDED IN THE LEGAL DESCRIPTIONS OF THE ABOVE TRACTS, BUT SPECIFICALLY EXCLUDED HEREFROM is the following described property conveyed to Anderson Construction Company, Inc. by deed appearing of record in Book 2152, page 381, Register's Office for Davidson County, Tennessee, to-wit:

All that part of said Lot 2 of said Sword's unrecorded Subdivision above referred to that is now within the bounds of Clydelan Court, which part of said lot is described as follows: Beginning at a concrete monument in the northerly margin of Clydelan Court at the southeast corner of Lot 4 of said Anderson Court Subdivision; in the northerly margin of Clydelan Court at the southeast corner of Lot 4 of said Anderson Court Subdivision; thence with the north margin of said street, along a slight curve easterly 52.8 feet to a concrete monuments; thence easterly along the south margin of the south 10 feet of the north 10 feet of Lot 2, 55 feet to a point opposite said beginning point; thence north 30 feet to the beginning.

Tract No. 3: That part of Lot No. 2 of said Sword's unrecorded Subdivision that now lies along the north margin of Clydelan Court and along the south line of the north 10 feet of Lot 2 now owned by said Dodd and wife, and which is described as follows: Beginning at a point in the center line of Page Road, 10 feet south of the common corner of Lots 2 and 3 in said Swords' Subdivision; thence the center of said Road, southerly 20 feet to a point; thence westerly crossing Page Road and along the north margin of Clydelan Court, 205 feet to a concrete monument which is 52.8 feet east of the southeast corner of Lot 4 of Anderson Court Subdivision above referred to: thence easterly along the south margin of the property conveyed to B.E. Dodd and wife, by deed of record in Book 1755, page 253, above mentioned, 210 feet more or less to the beginning.

Tract No. 4: The southeast part of Lot No. 4 on the Plan of Anderson Courts Subdivision as of record in Book 2083, page 28, said Register's Office, described as follows: Beginning at the southeast corner of said Lot at a concrete monument; thence along the east line of said lot and the west line of Lot 3 in said Swords' Subdivision, north 62.53 feet to the common corner of Lots 3 and 4 of Swords' Subdivision; thence westerly across Lot 4 of Anderson Courts Subdivision, 25 feet to a point; thence southerly 52 feet to a point in the north margin of Clydelan Court; thence with the margin of the same, easterly 25 feet to the beginning.

THIS CONVEYANCE IS MADE SUBJECT to restrictions, covenants, and easements that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that the same is unencumbered except the 2004 property taxes which have been prorated between the parties and paid at closing.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and

assigns, against the lawful claims of all persons whomsoever.

Possession of said real estate is to be given by the grantor to the grantees upon delivery of this deed.

WITNESS MY HAND on this the 5 day of April, 2004.

Bill Hunter, Executor of

BILL HUNTER, Executor of the Estate of Willis L. Hunter, III

The Estate of Willis L. Hunter, III.

STATE OF FLORIDA
COUNTY OF Walton

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, BILL HUNTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 5 day of April, 2004.

KATHRYN PAULINE HAGAN
MY COMMISSION # DD 249081
EXPIRES: September 11 2007

Kathryn Hagan
NOTARY PUBLIC

My commission expires:
9-11-2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $426,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sherri Howell
AFFIANT

Sworn to and subscribed before me,
this 5th day of April, 2004.

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: July 24, 2004