FOR RECORDING PURPOSES

LTIC File No. 20203

313 LTIC

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ ~~150,000.00~~ $104,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 12/23/04

NOTARY PUBLIC

COMMISSION EXPIRES: 03/22/08

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires

Davidson County DEEDWARR
Recvd: 01/10/05 14:20 2 pgs
Fees:12.00 Taxes:0.00

20050110-0003646

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
The University of Tennessee 5723 Middlebrook Pike Knoxville, Tennessee 37996	SAME	148-10 / 61

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

E. RICHARD SAMS, JR. AND WIFE, GERRY M. SAMS

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

THE UNIVERSITY OF TENNESSEE

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 138 ON THE PLAN OF LOCUSTWOOD SUBDIVISION, SECTION 2, AS OF RECORD IN PLAT BOOK 2331, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO E. RICHARD SAMS, JR. AND WIFE, GERRY M. SAMS BY DEED OF RECORD IN BOOK 7089, PAGE 905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING MATTERS:

1. TAXES FOR THE YEAR 2005, A LIEBN, WHICH ARE NOT YET DUE AND PAYABLE.

2. RESTRICTIVE COVENANTS OF LOCUSTWOOD SUBDIVISION, SECTION II, OF RECORD IN BOOK 2601, PAGE 453, SAID REGISTER'S OFFICE.

3. ALL MATTERS SHOWN ON PLAT TITLED SECTION TWO, LOCUSTWOOD, RECORDED IN BOOK 2331, PAGE 147, SAID REGISTER'S OFFICE.

PURSUANT TO TCA 67-4-409(f), THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX.

THIS IS (_X_) IMPROVED (____) UNIMPROVED PROPERTY KNOWN AS: 3915 EAST RIDGE DRIVE
NASHVILLE, TENNESSEE 37211

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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, this date: December 23, 2004

E. Richard Sams Jr.
E. RICHARD SAMS, JR.

Gerry M. Sams
GERRY M. SAMS

NOTARY ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Pamela Walker (name of notary public), **E RICHARD SAMS, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2004.

My Commission Expires: 03/22/08

Pamela Walker
Notary Public

PAMELA WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Pamela Walker (name of notary public), **GERRY M. SAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2004.

My Commission Expires: 03/22/08

Pamela Walker
Notary Public

PAMELA WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville TN 37219