OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,350,000.00

David Bruce P'Pool
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
DAY OF February, 2005

Jeanette L. Rimmer
NOTARY PUBLIC

My Commission expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Bruce P'Pool	Same	144-13-24
(NAME)	(NAME)	
2105 Piccadilly Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 1,350,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT E. CLEMENTS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DAVID BRUCE P'POOL AND WIFE, CHARLOTTE GIBSON P'POOL

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 17, as shown on the map entitled Chickering Estates, Section 3,of record in Plat Book 4460, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert E. Clements, by deed of record in Book 6933, page 454, Register's Office for Davidson County, Tennessee.
THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

See attached Exhibit "A"

Davidson County DEEDWARR
Recvd: 02/02/05 09:08 3 pgs
Fees:18.00 Taxes:4995.00

20050202-0012054

This is unimproved ( ) improved (X) property, known as 2105 Piccadilly Place - Nashville, TN 37215

(House Number) (Street) (City) (State) (Zip)

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this _____ day of January 23, 2005.

Robert E. Clements
ROBERT E. CLEMENTS

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF ~~TENNESSEE~~ } CALIFORNIA
County of ~~XXXXXXXXXX~~ } Riverside

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert E. Clements, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of January, 2005.

My Commission expires:
June 09, 2006

M. Jane Peralta
Notary Public

M. JANE PERALTA
Commission # 1360412
Notary Public - California
Riverside County
My Comm. Expires Jun 9, 2006

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

1. Davidson County Taxes for 2005, which have been prorated and assumed by the Grantees.

2. Matters shown on the Plan of record in Book 4460, page 146, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 2810, page 5 as amended in Book 3096, page 210, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10224, page 145, said Register's Office.

5. Restrictive covenants contained in instrument of record in Book 4984, page 637, said Register's Office.

6. Grant of Private Sewer Line Easement of record as Instrument No. 20020128-0011527, said Register's Office.