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. 23883-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $343,500.00. Affiant Subscribed and sworn to before me, 15th day of February, 2005. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

LIMITED WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Old South Development, LLC 4009 Copeland Drive Nashville, TN 37215	New Owner	Map No. 130.04-0 Parcel No. 016.00

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, **Cumberland Trust & Investment Company, Successor Trustee of the Jean Breckenridge Gray Revocable Living Trust,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Old South Development, LLC, a Tennessee limited liability company** ("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 4301 Esteswood Drive, Nashville, TN, 37215

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 with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise; provided, however, that all covenants and warranties herein of Cumberland Trust and Investment Company are made in as full and ample a manner as it can and should do as such Trustee but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property.

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, the corporate party by its duly authorized officer(s) on the 15th day of February, 2005.

Cumberland Trust & Investment Company, Successor Trustee of the Jean Breckenridge Gray Revocable Living Trust

By: Amy Peterson, Trust Officer

Davidson County DEEDWARR
Recvd: 02/22/05 11:57 2 pg
Fees:13.00 Taxes:1270.95
20050222-0019115

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **Amy Peterson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Trust Officer (or other officer authorized to execute the instrument) of Cumberland Trust & Investment Company the within named bargainor, a corporation, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by as such.

Witness my hand, in this Office, State of Tennessee, this 15th day of February, 2005.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2008

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, described as follows:

Being a parcel of land shown on Plan of Esteswood Estates, in Book 1835, page 101, Register's Office for said County, but not a part thereof, lying on the west side of Esteswood Lane, North of Lot 13 of Esteswood Plan of record in Book 1835, page 101, said Register's Office, and described as follows:

Beginning at a concrete monument in the westerly margin of Esteswood Lane, at the northeast corner of Lot 13 on said Esteswood Estates; thence with the north line of said Lot 13, North 87 degrees, 30 feet West 253.61 feet; thence North 2 degrees 23 feet East 175 feet to a point; thence South 87 degrees 30 feet East 254 feet to the westerly margin of Esteswood Lane; thence with the westerly margin of Esteswood Lane, South 2 degrees 30 feet West 175 feet to the beginning.

Being the same property conveyed to Jean Breckenridge Gray, Trustee of the Jean Breckenridge Gray Revocable Living Trust by Quitclaim Deed dated October 20, 1997 from Jean Breckenridge Gray of record in Book 10652, page 976, Register's Office for Davidson County, Tennessee. Jean Breckenridge Gray died on September 25, 2003. Pursuant to the terms of her trust agreement, A.G. Edwards Trust Company was named Successor Trustee; however, pursuant to Articles 3.02 and 3.06 of said agreement, James C. Gray and Alice B. Luhta were authorized to remove any trustee and to appoint a successor trustee. They have removed A.G. Edwards as Trustee and have appointed Cumberland Trust and Investment Company as Successor Trustee of said trust.

This conveyance is made subject to:
1) 2005 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters appearing on the Plan of record as Book 1835, page 10, Register's Office for Davidson County, Tennessee.
4) Easement for chain link fence of record in Book 7126, page 217, Register's Office for Davidson County, Tennessee.