THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20318G

MAP/GROUP/PARCEL:
147-2/92

NEW OWNER'S NAME AND ADDRESS:
Barbara H. Guffee and Richard H. Hall
2468 Old Natchez Trace
Franklin, TN 37069

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/22/05 15:44 2 pgs
Fees:13.00 Taxes:436.60
20050322-0031357

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PERCY B. CARTER, JR. AND WILLIAM HARVEY CARTER, CO-EXECUTORS OF THE ESTATE OF HELEN E. CARTER, DECEASED, hereinafter called Grantors, do hereby transfer and convey unto BARBARA H. GUFFEE AND RICHARD H. HALL, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 163, on the Plan of Caldwell Hall, Section 1, Revised, as shown on plat of record in Plat Book 2900, page 58, as amended by Surveyor's Certificate of Correction of record in Book 3030, page 53, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Garrett Drive, the common corner of Lots 163 and 162; thence with the line between said lots, northwardly 158.4 feet to a point; thence westwardly 101.1 feet to a point in the easterly margin of Binkley Drive; thence with the margin of the same, southwardly 130 feet to a point, the beginning of a curve; thence southeastwardly around said curve 39.66 feet to a point in the northerly margin of Garrett Drive; thence eastwardly 67.7 feet to the point of beginning.

The subject property is improved property commonly known as 260 BINKLEY DRIVE, Nashville, TN 37211.

BEING the same property conveyed to Grantors herein by deed of record in Book 4173, Page 764, Register's Office for Davidson County, Tennessee.

Percy B. Carter, Sr. is now deceased, and at the time of his death was the husband of Helen E. Carter. Percy B. Carter, Sr. having died March 26, 1998. Helen E. Carter having died December 18, 2004. And in accordance with the Letters of Testamentary signed by the Clerk of the Seventh Circuit Court of Davidson County, Tennessee, on January 13, 2005.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Percy B. Carter, Jr., Co-Executor
By: William Harvey Carter, Attorney-in-Fact

William Harvey Carter, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, William Harvey Carter, individually, and as attorney-in-fact for Percy B. Carter, Jr., with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 18th day of March 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $118,000.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of March 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY