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. 24102-04-2005** File Box 9b	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. David W. White Affiant Subscribed and sworn to before me this 28th day of April, 2005. J. Michael Morgan Notary Public My Commission Expires July 30, 2005

NOTARY PUBLIC AT LARGE J. MICHAEL MORGAN DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Joseph G. Erwin, David W. White 5124 Boxcroft Place Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.116.13-0 Parcel No. 147.00

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, **Ansel L. Davis, Trustee**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph G. Erwin, unmarried and David W. White, unmarried** ("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 5124 Boxcroft Place, Nashville, TN 37205

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 that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 on the 28th day of April, 2005.

Ansel L. Davis, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ansel L. Davis, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2005.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. MICHAEL MORGAN DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/03/05 16:03 2 pgs
Fees:13.00 Taxes:2534.50

20050503-0049543

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ansel L. Davis, Trustee by deed dated 5/23/02 from Philip H. Boyd, as Executor of the Estate of Carolyn J. Estes of record in Instrument No. 20020523-0063002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, and in Book 5430, page 263, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of The Association of Owners of Boxcroft, of record in Book 5365, page 7, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.