RETURN TO: SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVENUE NORTH SP43712
NASHVILLE, TN 37201 FILE BOX " 7 "

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of May, 2005.

Notary Public

My Commission Expires: 3/25/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/12/05 12:12 2 pgs
Fees:13.00 Taxes:703.00
20050512-0053710

ADDRESS NEW OWNER(S) AS FOLLOWS:
Donna A. Warren
2604 Polo Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
nBank, NA
3635 N. I-10 Service Road
Metairie, LA 70002

MAP-PARCEL NUMBERS:
172-15-0-A-272

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hunter T. Murray and wife, Kristin Murray** hereinafter referred to as Grantors, hereby transfers and conveys to **Donna A. Warren, a single woman** hereinafter referred to as Grantees, 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. 279 on the Plan of Holt Woods, Section Thirteen of record in Plat Book 9700, Page 598 and 599, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hunter T. Murray and wife, Kristin Murray by warranty deed from Claridge Builders, Co. LLC, of record in book 11003, page 729, Register's Office for Davidson County, Tennessee, dated June 30, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 598 and 599, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22, Book 10800, Page 575, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10316, Page 585, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Book 7900, Page 668, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2604 Polo Court, Nashville, Tennessee 37211.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **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 my hand this 9th day of May, 2005.

Hunter T. Murray

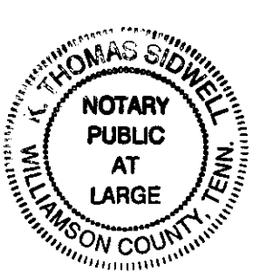
Kristin Murray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter T. Murray and wife, Kristin Murray, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained. Witness my hand and official seal this 9th day of May, 2005.

Notary Public

My Commission Expires: 11/2/05



My Commission Expires 11/02/05