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. 23850-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $970,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: John F. Parker Bianca C. Parker 3919 Dorcas Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 116.12-0 Parcel No. 124.00

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, **Old South Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John F. Parker and wife, Bianca C. Parker** ("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 3919 Dorcas 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 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 31st day of May, 2005.

Old South Development, LLC

By: Jeff Kinman, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **Jeff Kinman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Chief Manager (or other officer authorized to execute the instrument) of Old South Development, LLC the within named bargainor, a limited liability company, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by as such.

Witness my hand, at office, this 31st day of May, 2005.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/07/05 13:55 2 pgs
Fees:13.00 Taxes:3589.00

20050607-0065047

EXHIBIT "A"

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the division of the Henry W. Compton Estate, as of record in Plan Book 2, page 58, Chancery Court at Nashville, being part of Lot No. 4 on the unrecorded plan of Fred Webber's Subdivision described according to a survey made by T.B. Sanford, Surveyor, July 5, 1952, as follows:

Beginning on the westerly margin of Webber Street at a point 112 feet north of the northeast corner of the property conveyed to Ivo A. Burton and wife, by deed from Chas H. King and wife, of record in Book 2090, page 122, Register's Office for said County; thence with said street northwardly 111 feet to the southeast corner of Lot No. 3 on said unrecorded plan; thence with the southerly line of Lots Nos. 3 and 2, westwardly 250 feet to the easterly line of the property conveyed to Tom Ragland and wife, by deed from Chas H. King and wife, of record in Book 1970, page 193, said Register's Office; thence with said line, southwardly 112 feet to a point 112 feet north of the northwest corner of said Burton property; thence eastwardly and parallel with the northerly line of said Burton Property, 250 feet to the beginning.

Being the same property conveyed to Old South Development, LLC, a Tennessee limited liability company by deed dated April 23, 2003 from Thomas David Lewis, Executor for the estate of Bernice G. Lewis and Thomas David Lewis and Nancy Ellen Lewis, sole heirs of Donald E. Lewis, deceased and Bernice G. Lewis, deceased of record in Instrument No. 20030423-0054376, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
4. All matters appearing on the Plan of record as Book 2, page 58, Chancery Court at Nashville.
5. Restrictive Covenant for Detached Structure recorded in Instrument No. 20050209-0015186, Register's Office for Davidson County, Tennessee.