WARRANTY DEED

This instrument prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $100,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 2005
Notary Public
MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Leniger, Trustee, Cross Timbers Trust (NAME)	Owner (NAME)	Map 128-14
P.O. Box 1648 (ADDRESS)	(ADDRESS)	Parcel 31
White House, TN 37188 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	9D-4834

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barbara C. Souter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn Leniger, Trustee, Cross Timbers Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 102, on the Plan of Harpeth Park, Section 2, of record in Plat Book 3700, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dawn Leninger, Trustee, Cross Timbers Trust by deed of record in Instr: #20040225-0021312 and corrected in Instr: #20040726-0089257, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Davidson County DEEDWARR
Recvd: 07/27/05 13:41 2 pgs
Fees:13.00 Taxes:370.00

20050727-0087622

This is improved (X) unimproved ( ) property, known as 325 Cross Timbers, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 7 day of February, 2005

Barbara C. Souter
Barbara C. Souter

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Toni Barrett
Notary Public
Comm. expires: 5-24-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara C. Souter

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, Tennessee, this 7th day of February 2005

Commission expires 5-24-08

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public