BOX 15

PREPARED BY:

Taylor, Pigue, Marchetti & McCaskill, PLLC
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

RETURN TO:

Steltemeier & Westbrook
2002 Richard Jones Road
Suite C101
Nashville, TN 37215
(615) 383-3327

Name and Address of Property Owner:

Michael W. Haun
5716 Maudina Avenue
Nashville, TN 37209

Send Tax Bills to:

National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212

Property Address:

5716 Maudina Avenue
Nashville, TN 37209

Map/Parcel #:

103-2-239

Davidson County DEEDWARR
Recvd: 01/10/01 15:47 2pgs
Fees:11.00 Taxes:453.25

20010110-0003352

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of **January, 2001** between **Frances Ruth Gaddis**, GRANTOR, and **Michael W. Haun, an unmarried man,** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTOR'S right, title and interest in the following described property lying City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of a portion of Lot 7, John M. Branham's Farm as of record in Instrument Number 200005260052618, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Francis Ruth Gaddis by deed from Lyle Brent Owen of record in Book 11711, Page 585, Register's Office for Davidson County, Tennessee. In the Warranty Deed of Record in Book 11711, Page 585, the Grantee's name was shown as Francis Ruth Gaddis. The correct spelling of said grantee, and the grantor herein, is Frances Ruth Gaddis. Frances Ruth Gaddis and Francis Ruth Gaddis are one in the same person.

Benny J. Gaddis, grantor's spouse has not been conveyed any ownership interest in the property described hereinafter, and claims no ownership interest therein. Grantor's spouse executes this warranty deed for the purpose of fully and completely releasing any and all claim of right, title and interest to the property that might otherwise have been available by virtue of spousal rights, and acknowledges that the consideration paid grantor is sufficient and adequate consideration for this release.

This conveyance is subject to any and all existing restrictions and easements of record.

Property Address: 5716 Maudina Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does convenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Frances Ruth Gaddis
Frances Ruth Gaddis
(Seller)

Benny J. Gaddis
Benny J. Gaddis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **Frances Ruth Gaddis**, 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, this the 8th day of January, 2001.

Claudia M. McCool
Notary Public

My Commission Expires: 5-30-2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **Benny J. Gaddis**, 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 and official seal, at Nashville, Tennessee, this the 8th day of January, 2001.

Claudia M. McCool
Notary Public

My Commission Expires: 5-30-2004

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$122,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 8th day of January, 2001.

Notary Public

My Commission Expires: 1/31/04