PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **May, 2001, by and between JERI LYNN KELLEY BOWERS, A MARRIED WOMAN, and MARK BOWERS, HER HUSBAND, hereinafter called Grantors, and MARTIN TONEY BURNS, UNMARRIED, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, JERI LYNN KELLEY BOWERS, A MARRIED WOMAN, and MARK BOWERS, HER HUSBAND, Grantors, do hereby bargain, sell, transfer and convey unto MARTIN TONEY BURNS, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

This is unimproved property known as 4148 VESTER ROAD, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

MARK BOWERS, husband of JERI LYNN KELLEY BOWERS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 05/05/01 16:13 3pgs
Fees:15.00 Taxes:212.75
20010605-0058543

Jeri Lynn Kelley Bowers
JERI LYNN KELLEY BOWERS
Signature of Seller

Mark K Bowers
MARK BOWERS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERI LYNN KELLEY BOWERS and HER HUSBAND, MARK BOWERS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **May, 2001.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

MARTIN TONEY BURNS, UNMARRIED

Property Address:

4148 VESTER ROAD
WHITES CREEK, TN 37189

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 48, PARCEL 275

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 **$57,500.00** 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

Sworn to and subscribed before me, a Notary Public, this **29th** day of **May, 2001.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A tract of land located in the northerly portion of Davidson County, Tennessee, said tract or land being situated on Vester Road, with said tract being a portion of Parcel 134 of Metro Tax Map 48, and being more particularly described as follows:

BEGINNING at the northeasterly corner of the above mentioned tract, said point also being the westerly margin of Vester Road, thence proceeding with said westerly margin of Vester Road along a line S, 29 deg. 09' 49" W, a distance of 102.93 feet to an iron pin also located in the westerly margin of Vester Road, thence continuing with said right of way margin, S 46 deg. 28' 01" W, a distance of 170.0 feet to an iron pin, thence along the southerly property margin along a line N, 56 deg. 44' 48" W, a distance of 1109.97 feet to an iron pin, thence along a line N. 74 deg. 53' 28" E, a distance of 47.32 feet to an iron pin, thence along a line N, 35 deg. 02' 47" E, to an iron pin, thence along the northerly property line S, 65 deg. 22' 21" E, a distance of 1120.69 feet to the point of beginning and containing 4.66 acres, more or less.

Being the same property conveyed to JERI LYNN KELLEY, NOW JERI LYNN KELLEY BOWERS, by QUITCLAIM DEED from TROY KELLEY ET AL, of record in Book 9581, page 706, Register's Office for Sumner County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 48, PARCEL 275).

2. Unrecorded easements for roads and utilities, if any.

3. Right of way of Vester Road.

4. 30-foot right of way easement across a portion of the subject property as stated in Deed of record in Book 4183, page 719, said Register's Office.