(1)

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

RETURN TO: mail
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of July, 2001, by and between CLAUDIA ELAINE DAVIS, A MARRIED WOMAN, hereinafter called Grantor, and SUSAN S. GREEN and TIMOTHY S. GREEN, HUSBAND AND WIFE, hereinafter called Grantees.

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, CLAUDIA ELAINE DAVIS, A MARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto SUSAN S. GREEN and TIMOTHY S. GREEN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 Grantor 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 improved property known as 4926 RAWLINGS ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees 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 in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

CARLTON N. DAVIS, husband of CLAUDIA ELAINE DAVIS, the Grantor herein, joins in the herein deed 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 hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 07/25/01 08:15 3pgs
Fees:18.00 Taxes:382.95
20010725-0078709

Claudia Elaine Davis
CLAUDIA ELAINE DAVIS
Signature of Seller

Carlton N. Davis
CARLTON N. DAVIS
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, **CLAUDIA ELAINE DAVIS and HER HUSBAND, CARLTON N. DAVIS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **July, 2001.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

SUSAN S. GREEN and TIMOTHY S. GREEN, HUSBAND AND WIFE

4926 RAWLINGS ROAD
JOELTON, TN 37080

Property Address:

4926 RAWLINGS ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 21, PARCEL 48

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 **$103,500.00** 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 **19th** day of **July, 2001.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING part of Tract 4, as shown on survey of the Division of George E. Anderson's Farm, not of record, described accordingly to a survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows:

Beginning in the center of Bernard Road at a point 411 feet N 87 degrees
W of the southerwesterly corner of the property conveyed to W.T. Johns, by deed of record in Book 2539, page 275, Register's office for said County, and running thence with the center of said road, N 87 degrees W 100 feet to a point: thence N 3 degrees 30 minutes E 430 feet to an iron pin: thence S 87 degrees E 100 feet to an iron pin: thence S 3 degrees 30 minutes W 430 feet to the point of beginning, containing 0.93 acres, more or less, exclusive of the area contained in said roadway.

Being the same property conveyed to CLAUDIA ELAINE DAVIS, by Warranty Deed from MARILLA L. BINKLEY, of record in BOOK 9468, PAGE 482, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCEL 48).

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

3. Right of Way of road per deed description.