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

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **November, 2001, by and between JAMES S. FLOWERS, hereinafter called Grantor, and CARL L. BURTON, JR. and DEANNA R. BURTON, 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, JAMES S. FLOWERS, Grantor, does hereby bargain, sell, transfer and convey unto CARL L. BURTON, JR. and DEANNA R. BURTON, 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 806 LAWRENCE STREET, OLD HICKORY, TN 37138.

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 bind himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

DONNA FLOWERS, wife of JAMES S. FLOWERS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she 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: 11/21/01 12:19 3pgs
Fees:18.00 Taxes:499.50

20011121-0128063

JAMES S. FLOWERS
Signature of Seller

DONNA FLOWERS
Signature of spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES S. FLOWERS, and HIS WIFE, DONNA FLOWERS,** 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 **14th** day of **November, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

CARL L. BURTON, JR. and DEANNA R. BURTON, HUSBAND AND WIFE

1440 AUTUMN KNOLL
HERMITAGE, TN 37076

Property Address:

806 LAWRENCE STREET
OLD HICKORY, TN 37138

Person Responsible for Taxes:

UNION PLANTERS BANK, NATIONAL ASSOCIATION
7130 GOODLETT FARMS PARKWAY
CORDOVA, TN 38018

Map & Parcel #: MAP 44-15, PARCEL 139

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 **$135,000.00** 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 **14th** day of **November, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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

EXHIBIT 'A'

BEING Lot No. 273, Section A, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on pan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 53.0 feet on Lawrence Street, containing 0.11 acres, more or less; and being further known and designated as 806 Lawrence Street;

Subject to and/or reserving one (1) permanent easement five (5) feet wide for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the prior Grantor, E. I. dePont deNemours and Company, all as shown on said recorded plan, which is made a part of this description by reference thereto, and all other restrictions and easements of record.

BEING THE SAME PROPERTY CONVEYED TO EMMETT W. FLOWERS AND WIFE, MARY W. FLOWERS, BY DEED FROM E.I. duPont deNemours and Company, a Delaware corporation, of record in Book 1877, page 634, Register's Office for Davidson County, Tennessee. Emmett Flowers having since died on August 20, 1986, the property vested in his surviving spouse, Mary W. Flowers. Mary W. Flowers since died on November 20, 1997, intestate, her only heirs and next of kin being Rebecca F. Drake and James S. Flowers, as tenants in common. Rebecca F. Drakee subsequently conveyed all of her right, title and interest in and to the said property unto James S. Flowers, by Quitclaim Deed of record in Book 10723, page 395, said Register's Office, James S. Flowers being the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 44-15, PARCEL 139).

2. All matters as set forth on the Plan of Village of Old Hickory in Plat Book 1424, Page 68, said Register's Office. ("Special" Utility Easement on rear lot line.)