COMMONWEALTH TITLE AGENCY

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

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MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/10/01 12:45 3pgs
Fees:18.00 Taxes:703.00

20011210-0135681

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of December, 2001, by and between RICK PUCKETT AND BRENDA PUCKETT, CO-TRUSTEES UNDER THE WILL OF ALLISON A. DUGGER, DECEASED, hereinafter called Grantors, and NATHAN WALL, 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, RICK PUCKETT AND BRENDA PUCKETT, CO-TRUSTEES UNDER THE WILL OF ALLISON A. DUGGER, DECEASED, Grantors, do hereby bargain, sell, transfer and convey unto NATHAN WALL, hereinafter referred to as Grantee, ITS successors 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 improved property known as 131 BABB DRIVE, 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 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, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

Rick Puckett Co-Trustee
RICK PUCKETT, CO-TRUSTEE
Signature of Seller

Brenda Puckett Co-Trustee
BRENDA PUCKETT, CO-TRUSTEE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RICK PUCKETT AND BRENDA PUCKETT, CO-TRUSTEES UNDER THE WILL OF ALLISON A. DUGGER, DECEASED, 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 **4th** day of December, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

NATHAN WALL
P.O. Box 278
Whites Creek, TN 37189

Property Address:

131 BABB DRIVE
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 021000, PARCEL 328.00

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 **$190,000.00** 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 **4th** day of **December, 2001.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, Being Lot No. 7 on the Plan of W. C. Gifford Property Section One, of record in Book 6200, page 369, Register's Office for Davidson County, Tennessee (and being a portion of Lot No. 11 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey, #823, and known as Job No. 80-247). Reference is hereby made to said plan for a more complete and accurate description of said property.

BEING the same property conveyed to ALLISON A. DUGGER AND WIFE, SALLY DUGGER, by Deed from W.C. & SUE GIFFORD, HUSBAND & WIFE, of record in BOOK 8188, PAGE 778, Register's Office for DAVIDSON County, Tennessee. The said Sally Dugger having since died, the property vested by operation of law in her surviving spouse, Allison A. Dugger. Allison A. Dugger died on 9-4-2001, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, to Docket No. 01P-1513, and filed in Instrument No. 2222-407619, the property devised to Rick Puckett and Brenda Puckett, Co-Trustees, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 021000, PARCEL 328.00).

2. All matters as set forth on the Plan of record in Plat Book 6200, page 369, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement of record in Book 6697, page 795, Register's Office for DAVIDSON County, Tennessee, to maintain roadway.

4. Agreement for Dedication of Easement for Roadway and Public Utility Easement and Anchor Easements, of record in Book 6818, page 856, Register's Office for DAVIDSON County, Tennessee.

5. Restrictive Covenants recorded in Book 6930, Page 519, Register's Office for DAVIDSON County, Tennessee.