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 17th day of December, 2001, by and between MARGARET E. STORM and ALVIN A. STORM, WIFE AND HUSBAND, hereinafter called Grantors, and CLAUDE MARTIN BAKKE and JUANITA MAY BAKKE, 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, MARGARET E. STORM and ALVIN A. STORM, WIFE AND HUSBAND, Grantors, do hereby bargain, sell, transfer and convey unto CLAUDE MARTIN BAKKE and JUANITA MAY BAKKE, 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 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 1717 HUDSON ROAD, MADISON, TN 37115.

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 Grantees 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 Grantees, 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.

Davidson County DEEDWARR
Recvd: 12/29/01 08:50 3pgs
Fees:18.00 Taxes:666.00
20011229-0144426

Margaret E. Storm
MARGARET E. STORM
Signature of Seller

Alvin A. Storm
ALVIN A. STORM
Signature of Seller

Alvin A. Storm

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARGARET E. STORM and ALVIN A. STORM, WIFE AND HUSBAND, 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 **17th** day of December, 2001.

Notary Public

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

My Commission Expires May 30, 2004

My Commission Expires:

Name and Address of Property Owner:

CLAUDE MARTIN BAKKE and JUANITA MAY BAKKE, HUSBAND AND WIFE

1717 HUDSON ROAD
MADISON, TN 37115

Property Address:

1717 HUDSON ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 63, PARCEL 69

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 **$180,000.00** 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 **17th** day of **December, 2001**.

Notary Public

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

My Commission Expires May 30, 2004

My Commission Expires:

RETURN TO:

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

EXHIBIT 'A'

Land in thee 11th, formerly the 19th Civil District of said county, described as Tract No. 2in the deed from Louis Clifton Huffines and wife, to George P. Howell, more particularly described according to a copy of a survey made by Harvey Gee, Surveyor, May 17, 1948, as follows:

BEGINNING at a spike in the center of Hudson Road 208.5 feet southerly from the southeast corner of said Hudson Road and Nawakwa Trail, now called Pawnee Trail, said point being also the southwest corner of a tract of land owned by Daniels; thence with the south boundary of said Daniels tract, N. 72 degrees W. 220.7 feet to Daniels' southeast corner; thence with the east boundary of said Daniels tract, N. 0.5 degrees E.. 81.1 feet to a point; thence eastwardly 20.7 feet to an iron pin and N. 0.4 degrees 30' W. 92.6 feet to an iron pin in the southerly margin of said Nawakwa Trail, now called Pawnee Trail; thence S. 14 degrees 30' W. 375 feet, more or less, to an iron pin in the northerly boundary of a 13.1 acre tract shown on said survey; thence with same, W. 75 degrees 15' W. 22.6 feet to a point; thence S 30 degrees 55' E.. 79.8 feet to a point; thence S. 72 degrees W. 200 feet to a point in the center of said Hudson Road; thence with the same, N. 30 degrees 55' W. 300 feet to the beginning, containing 1.68 acres, more or less, said tract being designated as Lots Nos. 1 and 2 on said survey, and a tract shown as 0.34 acres, more or less on said survey.

BEING the same property conveyed to MARGARET E. STORM, by Deed from Josephine Gillihan Dickens, a widow, of record in Book 6016, page 480, Register's Office for County, Tennessee. The said Josephine Gillihan Dickens retained a life estate for herself in said Deed, however, she died on _____ and the property vested solely in Margaret E. Storm, the Grantor herein. Margaret E. Storm since married and by Quitclaim Deed of record in Book 8906, page 581, said Register's Office, she conveyed all of her right, title and interest in and to said property through Thomas M. Black, Trustee, to Margaret E. Storm et vir, Alvin A. Storm.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 63, PARCEL 69).

2. Right of way for Hudson Roadd

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