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

Davidson County DEEDWARR
Recvd: 04/09/02 13:37 3pgs
Fees:18.00 Taxes:510.60

20020409-0043599

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **April, 2002, by and between ROBERT L. RIDDLE and FAYE M. RIDDLE, HUSBAND AND WIFE, hereinafter called Grantors, and DANA R. LOVELESS and CHADWICK S. LOVELESS, WIFE AND HUSBAND, 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, ROBERT L. RIDDLE and FAYE M. RIDDLE, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto DANA R. LOVELESS and CHADWICK S. LOVELESS, WIFE AND HUSBAND, 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 5050 RAWLINGS ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, 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.

ROBERT L. RIDDLE
Signature of Seller

FAYE M. RIDDLE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT L. RIDDLE and FAYE M. RIDDLE, HUSBAND AND WIFE, 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 **3rd** day of April, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DANA R. LOVELESS and CHADWICK S. LOVELESS, WIFE AND HUSBAND

5050 RAWLINGS ROAD
JOELTON, TN 37080

Property Address:

5050 RAWLINGS ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

FIRST HORIZON HOME LOAN CORP, D/B/A FIRST TENNESSEE HOME LOANS
P.O. Box 19664
Irvine, Ca 92623-9664

Map & Parcel #: MAP 21, PARCEL 286

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 **$138,000.00** 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.

Dana R Loveless
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **April, 2002.**

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'

Situated in Davidson County, Tennessee, being Lot No. 6 on the Plan of Morgan Estates, Section Two, of record in Book 5200, page 26, and revised per plan of orecord in Instrument No. 20000920-0093637. Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ROBERT L. RIDDLE and FAYE M. RIDDLE, HUSBAND AND WIFE, by Deed from MICHAEL E. AND PAM S. MORGAN, of record in INSTRUMENT NO. 20000315-0026577, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCEL 286).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 26, as revised in Instrument No. 20000920-0093637, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603, et seq.