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

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of June, 2002, by and between WILLIAM O. PATTON JR. and EVA RUTH PATTON, HUSBAND AND WIFE, hereinafter called Grantors, and TINNON W. MEDLEY and BETTYE SHARON MEDLEY, 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, WILLIAM O. PATTON JR. and EVA RUTH PATTON, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto TINNON W. MEDLEY and BETTYE SHARON MEDLEY, 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 163-165 & 167-169 WELWORTH STREET, MADISON, TN 37115.

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

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

William O. Patton Jr.
WILLIAM O. PATTON JR.
Signature of Seller

Eva Ruth Patton
EVA RUTH PATTON Signature of Seller

Davidson County DEEDWARR
Recvd: 06/14/02 13:38 3pgs
Fees:18.00 Taxes:370.00

20020614-0072587

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM O. PATTON JR. and EVA RUTH PATTON, 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 **12th** day of June, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

TINNON W. MEDLEY and BETTYE SHARON MEDLEY, HUSBAND AND WIFE

2433 TINNIN ROAD
GOODLETTSVILLE TN

Property Address:

163-165 & 167-169 WELWORTH STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 34-13, parcels 78 & 79

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 **$100,000.00** 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 **12th** day of **June, 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'

LAND in Davidson County, Tennessee, being Lots Nos 16, 17 Block A on the Plan of Eastlawn of record in Book 547, pages 153 and 154, Register's Office for said County, described as follows:

Said Lot No. 16 fronts 50 feet on the northerly margin of Wellworth Street and extends back between parallel lines 120 feet to a dead line measuring 50 feet thereon.

Said Lot No. 17 fronts 50 feet on the norherly margin of Wellworth Street and extends back between parrallel lines 120 feet to a dead line measuring 50 feet thereon.

BEING same property conveyed to WILLIAM O. PATTON JR. and EVA RUTH PATTON, HUSBAND AND WIFE, by Deed from TOMMY AND LOLA JEAN FAWBUSH, of record in BOOK 5240, PAGE 807, 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 34-13, Parcel 79).

2. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (Map 34-13, Parcel 78).

3. All matters as set forth on the Plan of East Lawn, of record in Plat Book 547, pages 153 & 154, said Register's Office.

4. Restrictive Covenants recorded in Book 736, Page 220, Register's Office for DAVIDSON County, Tennessee.