Box 5

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

Davidson County DEEDWARR
Recvd: 07/03/02 15:39 4pgs
Fees:23.00 Taxes:74.00
20020703-0080593

LIMITED WARRANTY DEED

Address New Owner(s) as follows: THEODORE A. BATES and wife, MATTIE N. BATES, 3428 Shellbark Drive, Whites Creek, TN 37189

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. 30, Part of Parcel No. 68.

For and in consideration of the sum of **TWENTY THOUSAND ($20,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, **THELMA GILLIAM**, authorized and empowered as Special Master by the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **THEODORE A. BATES and wife, MATTIE N. BATES**, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **unimproved** property, off Whites Creek Pike, Whites Creek, Davidson County, Tennessee 37189.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **THEODORE A. BATES and wife, MATTIE N. BATES**, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and that the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which**

said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13 day of JUNE 2002.

Thelma Gilliam
THELMA GILLIAM, Special Master by the Court

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **THELMA GILLIAM, Special Master by the Court,** with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument as Special Master by the Court, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at ARCADIA, CALIFORNIA, this 13 day of JUNE 2002.

Alicia J. Imp Notary Public

My commission expires APRIL 25 2005

ALICIA J. IMP
Commission # 1301575
Notary Public - California
Los Angeles County
My Comm. Expires Apr 25, 2005

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer, is **$20,000.00.**

Thelma Gilliam Affiant
THELMA GILLIAM

Sworn to and subscribed before me
this 13 day of JUNE 2002.

Alicia J. Imp Notary Public

My commission expires APRIL 25 2005

ALICIA J. IMP
Commission # 1301575
Notary Public - California
Los Angeles County
My Comm. Expires Apr 25, 2005

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

EXHIBIT A

Land off Shellbark Drive, Whites Creek, Davidson County, Tennessee, and being shown on Davidson County Tax Map No. 30, as part of Parcel No. 68 and being more particularly described according to a boundary survey of a remaining portion of Thelma Gilliam and Stella Gilliam Property dated 31 May 2002, prepared by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, Cole Land Surveying, 326 West Drive, P. O. Box 94, White House, Tennessee 37188, as follows, to-wit:

Beginning at an iron pin found, a corner to Jackie R. Harbison (deed book 5118, page 474), in the line of Carl R. Williams (deed book 10960, page 908), and being the most southeast corner of this tract; thence, S 83°17'03" W, a distance of 98.97 feet to an iron pin found, a corner to said Williams, and a corner to Theodore A. Bates (deed book 6967, page 234); thence, N 83°47'29" W, a distance of 418.26 feet to an iron pin found, a corner to said Bates, and a corner to Robert E. Evans (deed book 5072, page 809); thence, N 76°37'17" W, a distance of 70.68 feet to an iron pin found, a corner to Evans; thence, N 77°00'48" W, a distance of 121.78 feet to an iron pin found, a corner to Evans, and a corner to H.A. Moreland (deed book 1850, page 506); thence, N 9°06'40" W, a distance of 661.96 feet to an iron pin set in the line of Moreland; thence, with a new line, N 81°16'31" E, a distance of 562.64 feet to an iron pin found, a corner to Joseph E. Conn (deed book 11104, page 923), and a corner to Britt E. Skrivanek (deed book 9699, page 210); thence, S 2°24'36" W, a distance of 454.99 feet to an iron pin found, a corner to said Skrivanek, and a corner to Clyde E. Chesney (deed book 11142, page 492); thence, S 59°00'24" E, a distance of 288.40 feet to an iron pin found, a corner to said Chesney; thence, with said Chesney, and Jackie R. Harbison (deed book 5118, page 474), S 5°55'24" E, a distance of 214.40 feet to the point of beginning, containing **10.00 Acres**, more or less according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated May 31, 2002.

THE REST OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY. PLEASE GO TO NEXT PAGE.

NOTE TO REGISTER: Grantees own real property contiguous to the real property conveyed herein.

Being part of the real property originally vested in Robert E. Gilliam by deed from Jno. Gilliam, J. L. Gilliam and wife, W. L. Gilliam and wife, and Ellen Gilliam Matthews and husband, of record in Book 255, page 449, by Deed from Houldah Gilliam Foster and husband, as shown of record in Book 256, page 344, and by Deed from William Gilliam and wife, as shown of record in Book 359, page 173, all Register's Office for Davidson County, Tennessee.

The said Robert E. Gilliam married Mary E. Gilliam.

The said Mary E. Gilliam died 16 September 1962, predeceasing the said Robert E. Gilliam.

The said Robert E. Gilliam died 12 December 1972, leaving a Last Will and Testament admitted to probate in the Probate Court, Davidson County, Tennessee, as shown of record in Will Book 81, page 481, devising said real property to his three (3) children, John L. Gilliam, Thelma Gilliam and Stella M. Gilliam, in equal shares, share and share alike.

The said John L. Gilliam died 06 September 1984, leaving a Last Will and Testament which was admitted to probate in the Probate Court, Davidson County, Tennessee, as shown of record in Will Book 148, page 684, devising his one-third (1/3) undivided interest in the real properties to his wife, Theresa P. Gilliam.

The said Theresa P. Gilliam died 01 January 1989, leaving a Last Will and Testament admitted to probate in the Probate Court, Davidson County, Tennessee, as shown of record in Will Book 165, page 544, devising her one-third (1/3) undivided interest in the real properties to parties in the matter of Thelma Gilliam and Mildred Gilliam Ashabraner, v. Hilda Johnson, et al, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. 00P-1237.

Stella M. Gilliam and Stella Gilliam were one and the same person. Stella Gilliam died 03 October 1996, intestate, leaving as her only heirs-at-law, Thelma Gilliam and Mildred Gilliam Ashabraner. See Affidavit of Heirship filed and shown of record in Book 11079, page 168, Register's Office for Davidson County, Tennessee.

This real property is presently vested in the parties in the degrees as declared by the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, as shown in a Decree for Partition of Real Properties by Sale approved and entered by the Court on 31 May 2001, as shown of record at **Volume/page No. 1892/347272**, and Corrected Decree for Partition of Real Properties by Sale approved and entered by the Court on 20 July 2001, nunc pro tunc 31 May 2001, as shown of record as **Volume/page No. 2002/367777**, in the matter of Thelma Gilliam and Mildred Gilliam Ashabraner, v. Hilda Johnson, et al, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. 00P-1237, as shown on **Exhibit C-1** attached to and made a part thereof and attached hereto.

This real property is sold pursuant to an Order of Sale approved and entered by the Court on 06 May 2002, as shown of record as **Instrument No. 0000391000721653**, in the matter of Thelma Gilliam and Mildred Gilliam Ashabraner, v. Hilda Johnson, et al, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. 00P-1237, which approves and authorizes the transfer herewith. A certified copy of said Order of Sale is recorded simultaneously herewith and preceding this Limited Warranty Deed as shown of record as **Instrument No.** 20020103-0080592, Register's Office for Davidson County, Tennessee.