Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Donald R. Mahaffey et al 213 Dickerson Pike Goodlettsville, TN 37072	Same as New Owner	Map 018-16 Parcels 184, 187 & 188 Map 019-13 Parcel 26
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND and NO/100 ($425,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **ELEANOR T. WALLER and JAMES EDWIN WALLER, SR., CO-TRUSTEES OF THE ELEANOR MEAD KNIGHT REVOCABLE TRUST A/K/A THE ELEANOR T. WALLER REVOCABLE TRUST,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **DONALD R. MAHAFFEY and wife, LINDA H. MAHAFFEY, each a one-fourth undivided interest and to LINDA MARKSBERRY, a one-half undivided interest, all as tenants in common**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land lying in the City of Goodlettsville, Tennessee, being all of Parcel No. 1 and part of Parcel No. 2 as described in Book 7398, Page 555 and all of the property conveyed to Eleanor T. Mead from J.C. Garrett, Jr. and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the easterly margin of Dickerson Pike (66-foot R.O.W.) and the southerly margin of Connell Street; said point being 20 feet southerly from the centerline of Connell Street; thence, with said southerly margin, North 76°01'12" East a distance of 317.84 feet to an iron rod set at the northeast corner of Parcel 2; thence, with the easterly line of Parcel 2, South 13°00'03" East a distance of 93.72 feet to an iron rod set; thence, with a new line, South 73°59'35" West a distance of 226.15 feet to an iron rod set; thence, South 06°14'26" East a distance of 114.47 feet to an iron rod set; thence, South 79°42'46" West a distance of 77.67 feet to an iron rod set on the easterly margin of Dickerson Pike; thence, with said margin, North 13°14'35" West 210.14 feet to the point of beginning and containing 0.937 of an acre, more or less.

Being part of the same property conveyed to the Eleanor Mead Knight Revocable Trust by Quitclaim Deed from Eleanor T. Mead Knight aka Eleanor T. Mead, of record in Instrument No. 20000608-0057154, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/03/03 16:09 3pgs
Fees:18.00 Taxes:1572.50
20030103-0001495

This conveyance is made subject to all matters as shown on survey dated July 8, 1993 made by Jimmy W. Springer, RLS #825, Job No. 93-103, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206; subject to a 10-foot easement for drainage along the easterly line as conveyed to J.C. Garrett, Jr. in Book 9046, page 979, Register's Office for Davidson County, Tennessee; subject to terms and conditions of Boundary Line Agreement of record in Book 9046, page 979, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2003 property taxes, which taxes the Grantees will assume payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 3rd day of January, 2003.

THE ELEANOR MEAD KNIGHT REVOCABLE TRUST, A/K/A THE ELEANOR T. WALLER REVOCABLE TRUST

By: _____
ELEANOR T. WALLER, Co-Trustee

By: _____
JAMES EDWIN WALLER, SR., Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Eleanor T. Waller and James Edwin Waller, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Co-Trustees of Eleanor Mead Knight Revocable Trust, a/k/a The Eleanor T. Waller Revocable Trust, the within named bargainor, a Revocable Trust and that they, as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

WITNESS my hand and seal, this 3rd day of January, 2003.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $425,000.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 1/31/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.