THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Harrison H. Driver, III and Sherry D. Driver
2176 Quail Ridge Drive
Nashville, TN 37207

MAP PARCEL NUMBERS
32-131

Davidson County DEEDWARR
Recvd: 01/30/03 12:49 2pgs
Fees:13.00 Taxes:616.76
20030130-0012902

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of January, 2003, by and between **William O Bostick and Thelma R. Bostick, husband and wife**, party of the first part, and **HARRISON H DRIVER III and SHERRY D DRIVER, a married couple**, party of the second part,

WITNESSETH: That for and in consideration of **$166,692.54** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Quail Ridge, Section Three, of record in Plat Book 7900, Page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Harrison H. Driver, III and wife, Sherry D. Driver by deed of record dated October 15, 2001 and filed for record on October 16, 2001, in Instrument No. 20011016-0112539, Register's Office for Davidson County, Tennessee.

Being further conveyed to William O. Bostick and wife, Thelma R. Driver by Warranty Deed from Harrison H. Driver, III and wife, Sherry D. Driver, executed on 6/12/02 and filed for record on 6/14/02 in Instrument No. 20020614-0072371, Register's Offfice for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

William O Bostick

Thelma R. Bostick

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William O Bostick and Thelma R. Bostick, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of January, 2003

My commission expires 7/24/2004

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$166,692.54**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats

Affiant

Subscribed and sworn to before me this 22 day of January, 2003

PROPERTY ADDRESS:
2176 QUAIL RIDGE DRIVE
NASHVILLE, TN 37207