(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of January, 2003.

Notary Public

My Commission Expires: 11-22-06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Timothy A. Gilfilen and Diana C. Gilfilen
708 Cloverbrook Court
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/06/03 11:39 2pgs
Fees:13.00 Taxes:862.10
20030206-0016537

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 171.08-0-001.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marian K. Christian, Trustee, Ross M. Christian Trust, dated December 5, 1998** hereinafter referred to as Grantors, hereby transfers and conveys to **Timothy A. Gilfilen and Diana C. Gilfilen, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot. No. 56 on the Plat of Cloverland Acres, Section 2, of record in Plat Book 4460, Page 114, Register's Office for said County.

Being the same property conveyed to Ross M. Christian, Trustee, by Quit Claim Deed from Ross M. Christian, of record in Book 11257, Page 960; Book 5159, Page 47, Register's Office in Davidson County, Tennessee, dated December 5, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 114, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4550, Page 872; Book 4571, Page 403; Book 4646, Page 464; Book 4698, Page 963; Book 4720, Page 355; Book 5194, Page 341; Book 5194, Page 345; Book 5344, Page 519; Book 8420, Page 175; Book 8436, Page 789; Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Draining of record in Book 7824, Page 990, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 708 Cloverbrook Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of January, 2003.

Marian K. Christian

Marian K. Christian, Trustee, Ross M. Christian Trust, dated December 5, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marian K. Christian, Trustee, Ross M. Christian Trust, dated December 5, 1998, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged ~~they~~ she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2003.

Notary Public

My Commission Expires: 11.2006

* being authorized to do so

07242-BW