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 **31st** day of **January, 2003, by and between MICHAEL W. ARRINGTON and LISA R. ARRINGTON, HUSBAND AND WIFE, hereinafter called Grantors, and JERRY PAUL TUNISON and LADONNA A. TUNISON, 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, MICHAEL W. ARRINGTON and LISA R. ARRINGTON, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JERRY PAUL TUNISON and LADONNA A. TUNISON, 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 7452 WHITES CREEK PIKE, JOELTON, TN 37080.

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

MICHAEL W. ARRINGTON
Signature of Seller

LISA R. ARRINGTON
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/07/03 09:25 3pgs
Fees:18.00 Taxes:566.10

20030207-0016958

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MICHAEL W. ARRINGTON and LISA R. ARRINGTON, 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 **31st** day of January, 2003.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JERRY PAUL TUNISON and LADONNA A. TUNISON, HUSBAND AND WIFE

#4 ANCHOR DRIVE F222
EMERYVILLE, CA 94608

Property Address:

7452 WHITES CREEK PIKE
JOELTON, TN 37080

Person Responsible for Taxes:

COLUMBIA NATIONAL INCORPORATED
P.O. Box 3050
Columbia, MD 21045-6050

Map & Parcel #: MAP 15, PARCEL 187

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 **$153,000.00** 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.

Jerry P. Tunison
Affiant by his attorney-in-fact.

Sworn to and subscribed before me, a Notary Public, this **31st** day of **January, 2003.**

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'

The followinng paragraph describes a tract of land in the land in the 1st Councilmanic District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin (New), in the easterly margin of Whites Creek Pike, (U.S. Highway #431), the southwest corner of a tract of land which belongs to Michael L. Daniel, having a deed reference in Book 8173, Page 449, RODCT, the northwest corner of this tract, and continuing, as follows:
N 86 deg. 19' 17" E, 948.39 feet to a pipe (old), the southeast corner of said tract of land which belongs to Michael L. Daniel, in the westerly boundary of a tract of land which belongs to Ellis Jakes, having a deed reference in Book 7248, Page 351, RODCT; thence, S 03 deg. 32' 47" E, 120.00 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Ellis Jakes, the northeast corner of a tract of land which belongs to Aubrey D. Gifford, having a deed reference in Book 11122, Page 441, RODCT; thence, S 86 deg. 19' 35" W, 943.67 feet to an iron pin (new), in the easterly margin of Whites Creek Pike, the northwest corner of said tract of land which belongs to Aubrey D. Gifford; thence, N 05 deg. 48' 02" W, 120.00 feet to the point of beginning, containing 2.61 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d\b\a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 8, 2002.
The above described tract of land may be found on Tax Map 15, Parcel 187, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to MICHAEL W. ARRINGTON and LISA R. ARRINGTON, HUSBAND AND WIFE, by Deed from GLORIA FAY HARGROVE, UNMARRIED, of record in INSTRUMENT NO. 20020429-0052119, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 15, PARCEL 187).

2. Conditions and covenants of owner as contained n sworn statement to Metropolitan Health Department regarding sewage system, of record in Book 6092, page 858, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.