This instrument prepared by:
Pioneer Title Company, Inc.
719 East College Street, Suite 302
Dickson, TN 37055

PTC #03-022

Davidson County DEEDWARR
Recvd: 02/11/03 11:09 3pgs
Fees:18.00 Taxes:203.50
20030211-0018670

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Geneva Ruth McCoy, as surviving tenant by the entirety

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ron Nollner, Trustee, with full power to Mortgage, Transfer, or Convey subject property without the necessity of joinder of any beneficiary.

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being this southwesterly part of Lot No. 30, on the Maps of Bransford Realty Company's Amqui Subdivision, of record in Plat Book 421, Page 38 and 39, Register's Office of said County, described in accordance with a survey made April 29, 1961, by Clyde D. Anderson, Surveyor, as follows:

Beginning at a point 462 feet south from the southerly margin of Campbell Road, being a common corner of Lots Nos. 29 and 30, in said plan; thence South 86 degrees 08 minutes East 47.8 feet to a point; thence North 3 degrees 30 minutes East 232 feet to a point; thence North 86 degrees 08 minutes West 48.9 feet to a point; thence South 2 degrees 58 minutes West 231 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 30, on the Maps of Bransford Realty Company's Amqui Subdivision, of record in Plat Book 421, Page 38 & 39, Register's Office of said County, described in accordance with a survey made April 29, 1961, by Clyde D. Anderson, Surveyor, as follows:

Beginning at a point 466 feet south from the southerly margin of Campbell Road, being a common corner of Lots Nos. 30 and 31, in said plan; thence 86 degrees 08 minutes West 47.8 feet to a point; thence North 3 degrees 30 minutes West 232 feet to a point; thence North 86 degrees 08 minutes East 48.9 feet to a point; thence South 2 degrees 58 minutes East 233 feet to the beginning.

Being the same property conveyed to Robert Allen McCoy, Sr. and wife, Geneva Ruth McCoy, by Deed of record in Book 6359, Page 518, Register's Office of Davidson County, Tennessee. The said Robert Allen McCoy, Sr. having since died on July 27, 2000, property is now vested solely in Geneva Ruth McCoy, as surviving tenant by the entirety.

2003 Davidson County property taxes have been prorated and the entire tax bills are the responsibility of Grantee(s).

TOGETHER with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and I do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this **4th** day of **February, 2003**.

Geneva Ruth McCoy
Geneva Ruth McCoy

STATE OF: Tennessee
COUNTY OF: Dickson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Geneva Ruth McCoy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged **her**self to be the within named bargainor, and that **she** executed the foregoing instrument for the purposes therein contained, by signing **her** name.

Witness my hand and official seal at office in said County this **4th** day of **February, 2003**.

My commission expires: June 23, 2003

Angelia B. Deason
Notary Public

STATE OF: _____
COUNTY OF: _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged _____self to be the within named bargainor, and that _____ executed the foregoing instrument for the purposes therein contained, by signing _____ name.

Witness my hand and official seal at office in said County this _____ day of _____, **20**___.

My commission expires: _____

_____
Notary Public

STATE OF: Tennessee
COUNTY OF: Dickson

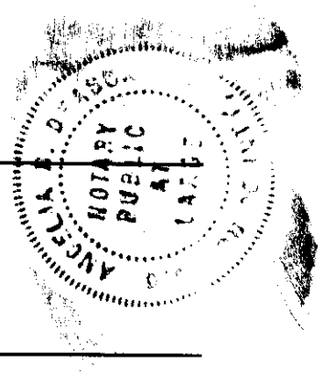
The actual consideration or value, whichever is greater, for this transaction is: **$55,000.00**.

Affiant

Sworn to and subscribed before me this 4th day of **February, 2003**.

My Commission Expires: June 23, 2003

Notary Public



MAP and PARCEL NUMBER:
#43-1/5 and #43-1/6

New Owner -
SEND TAX BILLS TO:
105 E. Campbell Rd.
Madison, TN 37115