THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Justin West
1209 Jones Street
Old Hickory, Tennessee 37138

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 53-3
Parcel 46

Davidson County DEEDWARR
Recvd: 03/03/03 08:51 2pgs
Fees:13.00 Taxes:249.75
20030303-0027208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Elizabeth Ann Davis, William T. Davis and Merrill Kent Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin West, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 108 of Section "B" on the Plan of E. I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County. Said Lot No. 108 fronts 56 feet on the easterly margin of Jones Street and extends back between parallel lines 87.5 feet to a dead line.
>
> Being the same property conveyed to Elizabeth Ann Davis, William T. Davis and Merrill Kent Davis, each with a 1/3 undivided interest, by will of Mattie P. Davis, deceased, as of record in Instrument Number 200209170113195, Register's Office for Davidson County, Tennessee.

This is improved property known as 1209 Jones Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 1424, page 67, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our 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 our hands this 26th day of February, 2003.

Elizabeth Ann Davis
ELIZABETH ANN DAVIS

William T. Davis
WILLIAM T. DAVIS

Merrill Kent Davis
MERRILL KENT DAVIS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Ann Davis, William T. Davis and Merrill Kent Davis**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 26th day of February, 2003.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-26-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$67,500.00**

AFFIANT

Subscribed and sworn to before me
this 26th day of February, 2003.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-26-03