(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of February, 2003.

_____
Notary Public

My Commission Expires:_____

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 03/03/03 15:14 2pgs
Fees:13.00 Taxes:262.70
20030303-0027833

ADDRESS NEW OWNER(S) AS FOLLOWS:
H. P. Staley, III
1003 Natchez Trace
Franklin, Tennessee 37069

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 96-14, Parcel 64

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, **Benjamin Oldham, married,** hereinafter referred to as Grantors, hereby transfers and conveys to **H. P. Staley, III,** and wife, **Pamela A. Staley,** 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:

Land in Davidson County, Tennessee, being Lot No. 411, on the Plan of Clover Hill, Section VII, as of record in Plat Book 2133, page 92, 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 Benjamin S. Oldham, by Quitclaim Deed from Kelley F. Oldham, of record in Instrument No. 20020522-0062179, and being the same property conveyed to Benjamin S. Oldham and wife, Kelley F. Oldham by Warranty Deed from William D. Oakley and wife, Carolyn D. Oakley, of record in Book 10526, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Benjamin S. Oldham having since remarried.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 2943 Lakeland Drive, Nashville, Tennessee 37214.

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 25th day of February, 2003.

X _____
Benjamin S. Oldham

I, Angela Oldham, wife of Benjamin S. Oldham, hereby convey any and all interest that I may have in said property by virtue of my marriage to Benjamin S. Oldham

X _____
Angela Oldham

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 Benjamin S. Oldham and wife, and Angela Oldham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2003.

_____
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005