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 March, 2003, by and between GARY D. BECK and JADA K. VAUGHAN-BECK, HUSBAND AND WIFE, hereinafter called Grantors, and JAMES L. BONER, JR. and STELLA M. BONER, 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, GARY D. BECK and JADA K. VAUGHAN-BECK, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JAMES L. BONER, JR. and STELLA M. BONER, 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 LOT 10 JACOBS VALLEY, 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, heirs 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.

GARY D. BECK
Signature of Seller

JADA K. VAUGHAN-BECK

Davidson County DEEDWARR
Recvd: 04/04/03 13:36 3pgs
Fees:18.00 Taxes:109.15

20030404-0044856

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GARY D. BECK and JADA K. VAUGHAN-BECK, 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 March, 2003.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JAMES L. BONER, JR. and STELLA M. BONER, HUSBAND AND WIFE
1111 Old Clarksville Pike
Pleasant View, TN 37146

Property Address:

LOT 10 JACOBS VALLEY
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 20, PARCEL 64

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 **$29,500.00** 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.

Affiant

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

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 10 on the plan of Jacob's Valley, Section 3, of record in Instrument No. 200210100124310, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby for a more complete and accurate legal description thereof.

Being the same property conveyed to GARY D. BECK and JADA K. VAUGHAN-BECK, HUSBAND AND WIFE, by Warranty Deed from DALE PYRON AND JOE PYRON, of record in INSTRUMENT NO. 20021202-0147818, 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 20, PARCEL 64).

2. All matters as set forth on the Plan of Jacobs Valley Section Three, of record in Instrument No. 20021202-0147819, said Register's Office.

3. Restrictive Covenants, of record in Book 11119, Page 976, said Register's Office.