THIS INSTRUMENT PREPARED BY:
Based on the information provided by the parties; No title search was requested or performed.

RAMSEY & THORNTON, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
RT0441.01

Davidson County DEEDWARR
Recvd: 05/01/03 13:58 2pgs
Fees:13.00 Taxes:333.00
20030501-0058248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND 00/100 ($90,000.00) DOLLARS, to be paid as follows: FORTY FIVE THOUSAND AND 00/100 ($45,000.00) DOLLARS, paid by LARRY GLEN EASTES and wife, JANET CHRISTINE EASTES and the balance of FORTY FIVE THOUSAND AND 00/100 ($45,000.00) DOLLARS, as evidenced by a promissory note of even date herewith payable to ANN M. TRAVIS, formerly known as Ann M. Robertson, married, in the principal amount of $45,000.00, as more fully described in and secured by a Deed of Trust of the property herein conveyed of even date herewith; I, ANN M. TRAVIS, (formerly known as Ann M. Robertson), married, have bargained and sold, and by these presents do transfer and convey unto the said LARRY GLEN EASTES and wife, JANET CHRISTINE EASTES, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being Lot No. 269 of Block 2 on the map of Cumberland Terrace, Part I, as of record in Book 1424, Page 49, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> BEGINNING on the easterly margin of Martingale Drive at the corner of Lot Nos. 268 and 269; thence with the line between said two lots, eastwardly 187.4 feet to the westerly line of the Tennessee-Central railroad right-of-way; thence with said right-of-way southwardly 185 feet to the northerly margin of right-of-way of 9th Avenue; thence with said Avenue westwardly 7.65 feet to the beginning of a curve; thence around said curve in a northwesterly direction 198.01 feet to the easterly margin of Martingale Drive; thence with said drive northwardly 30 feet to the beginning.
>
> Being the same property conveyed to Ann M. Robertson by deed from Janet C. Eastes and husband, Glen Eastes, dated March 26, 1997, and of record in Book 10405, Page 501, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said LARRY GLEN EASTES and wife, JANET CHRISTINE EASTES, their heirs and assigns, forever. And I do covenant with the said LARRY GLEN and JANET CHRISTINE EASTES, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered, with the exception of 2003 Davidson County property taxes which shall be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said LARRY GLEN EASTES and wife, JANET CHRISTINE EASTES, their heirs and assigns, against the lawful claims of all persons whomsoever.

BOBBY TRAVIS, spouse of ANN M. TRAVIS, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property.

WITNESS OUR HANDS, on this 25th day of April, 2003.

Ann M. Travis
ANN M. TRAVIS

Bobby Travis
BOBBY TRAVIS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ANN M. TRAVIS, (formerly know as Ann M. Robertson), and husband, BOBBY TRAVIS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

25th WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this day of April, 2003.

JENNIFER MOORE NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires 08-21-2006

Jennifer Moore
NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Larry D. Eastes
AFFIANT

Sworn to and subscribed to before me this 25th day of April, 2003.

JENNIFER MOORE NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires 08-21-2006

Jennifer Moore
NOTARY PUBLIC

My Commission Expires:

****

Map: 44-14
Parcel: 41.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
LARRY GLEN EASTES
JANET CHRISTINE EASTES
4872 Rainer Drive
Old Hickory, TN 37138