This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Robin Santerre
1105 Clarke Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

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

Davidson County DEEDWARR
Recvd: 05/05/03 10:05 3pgs
Fees:18.00 Taxes:296.00
20030505-0059325

MAP 044-15-0
GROUP
PARCEL 384.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald R. Poole and Donnie W. Poole,** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Robin Santerre and Nathan McDowell, both single persons**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 68, Section "B" of E. I. duPont de Nemours a Company's subdivision known as "Village of Old Hickory" Davidson County, Tennessee, as shown on plan of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 68 fronts 54.4 feet on the easterly side of Clarke Street, and extends back 68.7 feet on the southerly line and 88.6 feet on the northerly line, to the westerly line of Lot No. 56, measuring 54 feet thereon.

Being the same property conveyed to Gerald R. Poole and Donnie W. Poole, both single persons by deed from Ruth E. Poole dated October 8, 1991, of record in Book 5810, page 18, Register's Office for Davidson County, Tennessee. Candice Anderson Poole, wife of Donne W. Poole, joins in this conveyance to convey any marital interest she may have in said property. Cynthia Myers Poole, wife of Gerald R. Poole, joins in this conveyance to convey any marital interest she may have in said property.

This is ~~an~~ improved property known as 1105 Clarke Street, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien not yet due and payable. Map 044-15-0, Parcel 384.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 21st day of April, 2003.

Gerald R. Poole

Donnie W. Poole

Candice Anderson Poole

Cynthia Myers Poole

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gerald R. Poole and wife, Cynthia Myers Poole and Donnie W. Poole and wife, Candice Anderson Poole** 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 office this 21st day of April, 2003.

John T. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/04

JOHN T. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of April, 2003.

John T. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

JOHN T. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004