RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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 30th day of May, 2003, by and between SUSAN ANN BAUGHER, A MARRIED WOMAN, hereinafter called Grantor, and MARK A. RILEY and CAROL J. RILEY, 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, SUSAN ANN BAUGHER, A MARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto MARK A. RILEY and CAROL J. RILEY, 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 Grantor 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 7131 BIDWELL ROAD, 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 Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her 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.

JOHN B. BAUGHER, husband of SUSAN ANN BAUGHER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 05/14/03 16:53 3pgs
Fees:18.00 Taxes:517.63



20030514-0065820

Susan Ann Baugher
SUSAN ANN BAUGHER
Signature of Seller

JOHN B. BAUGHER
Signature of Seller Spouse

4.av st

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN ANN BAUGHER, joined by HER HUSBAND, JOHN B. BAUGHER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of **May, 2003.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

MARK A. RILEY and CAROL J. RILEY, HUSBAND AND WIFE

7131 BIDWELL ROAD
JOELTON, TN 37080

Property Address:

7131 BIDWELL ROAD
JOELTON, TN 37080

Person Responsible for Taxes:
Franklin American Mortgage Co.
501 CORPORATE CENTER DRIVE Ste 400
Franklin, Tn 37067

Map & Parcel #: MAP 21, PARCEL 203

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 **$139,900.00** 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.

Mark A Riley
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **May, 2003.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, (being Lot #4) described according to a survey made by D.W. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point on the westerly margin of Bidwell Road North 2 deg. 30' East 700 feet from the Northwest corner of said road and Old Clarksville Pike; thence with the Westerly margin off said Road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 790.61 feet; thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 790.56 feet to the beginning, containing 2.72 acres more or less.

Being the same property conveyed to SUSAN ANN BAUGHER, A MARRIED WOMAN, by Deed from MYRA J. PENNINGTON, UNMARRIED, of record in BOOK 9779, PAGE 369, 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 21, PARCEL 203).

2. Unrecorded easements for roads and utilities, if any.

3. Restrictive Covenants of record in Book 3572, Page 3, said Register's Office.