RECORD 1st

THIS INSTRUMENT PREPARED BY: RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 2737

Davidson County DEEDWARR
Recvd: 05/29/03 08:47 2pgs
Fees:13.00 Taxes:2584.45
20030529-0072264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by TERRENCE B. SHIREY, JR. and wife, MELISSA M. SHIREY, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, FRANK L. MUCERINO, JR. and wife, LAURA A. MUCERINO and FRANK L. MUCERINO, III, married, have bargained and sold, and by these presents transfer and convey unto the said TERRENCE B. SHIREY, JR and wife, MELISSA M. SHIREY, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of West Meade Village Tract, Section "B", of record in Book 1835, Page 75, in the Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frank L. Mucerino, Jr. and wife, Laura A. Mucerino, and Frank L. Mucerino, III, by deed from John B. Enkema and wife, Mary Morris, dated January 10, 2003, and of recorded as Instrument #20030117-0007414, in the Registers Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Powder Mill Road and Bresslyn Road.
>
> This conveyance is subject to all matters as shown on plat of reference in Plat Book 1835, Page 75, in the Registers 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 TERRENCE B. SHIREY, JR and wife, MELISSA M. SHIREY, their heirs and assigns, forever. And we do covenant with the said TERRENCE B. SHIREY, JR and wife, MELISSA M. SHIREY, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2003 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said TERRENCE B. SHIREY, JR and wife, MELISSA M. SHIREY, their heirs and assigns, against the lawful claims of all persons whomsoever.

Kristy Mucerino, spouse of Frank L. Mucerino, III, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property.

WITNESS OUR HANDS, on this 20th day of May, 2003.

FRANK L. MUCERINO, JR.

FRANK L. MUCERINO, III

LAURA A. MUCERINO

KRISTY MUCERINO

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, FRANK L. MUCERINO, JR. and wife, LAURA A. MUCERINO and FRANK L. MUCERINO, III, and wife, KRISTY MUCERINO, 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.

WITNESS MY HAND and official seal at office in said County this 20th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 9-13-2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $698,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 20th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 9-13-2004

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Field Book No. 8DZ-71120
Parcel No. 115-8-79

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. TERRENCE B. SHIREY, JR
420 Powder Mill Rd
Nashville 37205