PLEASE RETURN TO: EXECUTIVE TITLE, LLC; 2520 N. Mt. Juliet Rd.;
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $142,500.00

Yvonne J. Buchanan
Affiant

Subscribed and sworn to before me, this 19th day of May, 2003.

Ashley N. Ford
Notary Public
My commission expires: 9-19-06

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/29/03 09:31 2pgs
Fees:13.00 Taxes:527.25
20030529-0072388

Address of New Owner:	Send Tax Bills to:	Tax Information
Rex M. Sutton, Jr. 1872 Merritt Street Old Hickory TN 37138	Franklin American Mort 501 Corporate Ctr Dr; #400 Franklin, TN 37067	053-06-0-B-144.OOCO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vicki D. Hopkins Metzgar, Barry K. Hopkins, and Edna S. Wagoner (Toler) Pulley, devisees under the will of Bonnie S. Wagoner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rex M. Sutton, Jr. and wife, Tamara B. Sutton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Phase 4B, Waterford Subdivision, of record in Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie S. Wagoner, unmarried, by deed from Ronald E. Hopper and wife, Becky S. Hopper, of record in Instrument No. 200001180005723, Register's Office for Davidson County, Tennessee. Bonnie S. Wagoner has since died testate and by will of record in Will Book 4896-945030, Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. O2P-1944, subject property was devised to Vicki D. Hopkins Metzger, Barry H. Hopkins, and Edna S. Wagoner (Toler) Pulley.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1872 Merritt Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of May, 2003.

Vicki D. Hopkins Metzgar, Devisee

Vicki D. Hopkins Metzgar, Devisee under the Will of Bonnie S. Wagoner

Barry K. Hopkins, Devisee by Vicki D. Hopkins Metzgar, Atty in Fact

Barry K. Hopkins, Devisee under the Will of Bonnie S. Wagoner
By: Vicki D. Hopkins Metzgar, Atty in Fact

Edna S. Wagoner (Toler) Pulley, Devisee by Vicki D. Hopkins Metzgar, Atty in Fact

Edna S. Wagoner (Toler) Pulley, Devisee under the Will of Bonnie S. Wagoner
By: Vicki D. Hopkins Metzgar, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Vicki D. Hopkins Metzgar, Devisee under the Will of Bonnie S. Wagoner with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 19th day of May, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki D. Hopkins Metzgar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Barry K. Hopkins and Edna S. Wagoner (Toler) Pulley, devisees under the Will of Bonnie S. Wagoner and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2003.

3/14/2005
Commission expires

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE