THIS INSTRUMENT WAS PREPARED BY:

J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
326 NORTH CUMBERLAND STREET
LEBANON, TN 37087
FROM INFORMATION SUPPLIED BY
THE PARTIES OR THEIR AGENTS

Map: 098.02
Parcel: 050.00

Improved: X
Unimproved:

TAX BILLS TO:
Chase Manhattan Mortgage Corp.
Post Office Box 572405
Murray, Utah 84157

ADDRESS OF NEW OWNERS:
Dennis A. Staples, et ux
5336 Roxborough Pass
Hermitage, Tennessee 37076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me on this 22nd day of May, 2003.

Notary Public

My Commission Expires: 10/2/2003

JULIA A. HOLT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/29/03 13:04 2pgs
Fees:13.00 Taxes:499.50
20030529-0072521

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **ROBERT E. PINNICK**, an unmarried person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DENNIS A. STAPLES and wife, MARGARET L. STAPLES**, hereinafter called the Grantees, their heirs and assigns, the following tracts or parcels of land in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 85, on the plan of Roxborough East, Phase II-A of record in Plat Book 7900, Page 390, as amended in Book 8250, Page 359, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Pinnick and wife, Barbara A. Pinnick by deed dated July 28, 1993 from Larry W. Powell, of record in Book 9036, Page 302, Register's Office of Davidson County, Tennessee. Barbara A. Pinnick died on October 23, 2001, and Robert E. Pinnick now owns said property as surviving tenant by the entirety.

This is the same description contained in the previous deed of record.

This is improved property known as 5336 Roxborough Pass, Hermitage, Tennessee, 37076.

This conveyance is made subject to:

1. 2003 taxes, which have been prorated and assumed by Grantee.
2. Restrictive covenants contained in instrument of record in Book 8727, Page 739, Register's Office for Davidson County, Tennessee.
3. Matters shown on the Plan of record in Plat Book 7900, Page 390, Register's Office for Davidson County, Tennessee, and as amended in Book 8250, Page 359, said Register's Office.
4. Easement in favor of the Cumberland Utility District of record in Book 8631, Page 751, Register's Office for Davidson County, Tennessee.
5. Subject to existing Building Restrictions, Zoning Ordinances, and Recorded Easements.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself and his heirs 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.

WITNESS my hand this 27th day of May, 2003.

GRANTOR:

ROBERT E. PINNICK

STATE OF FLORIDA)
COUNTY OF CITRUS)

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, ROBERT E. PINNICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of May, 2003.

Notary Public

My Commission Expires: Dec 22, 2006

Denise Cannon
My Commission DD173372
Expires December 22 2006