STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 05/04/03 13:53 3pgs
Fees:18.00 Taxes:296.00

20030604-0076525

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Billy E. Hollis
(NAME)

6832 Old Hickory Boulevard
(STREET ADDRESS OR ROUTE NUMBER)

Whites Creek, Tennessee 37189
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

SAME
(NAME)

(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
39-106

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of James F. Boshers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy E. Hollis and Robert C. Williams, Joint Tenants with the Right of Survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 6832 Old Hickory Boulevard, Whites Creek, TN 37189.

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 we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our 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. Whenever 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/our hand(s) this 21st day of May, 2003.

The Estate of James F. Boshers BY: Rachel Diane Boshers Colvett, Executrix

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 Rachel Diane Boshers Colvett, Executrix of The Estate of James F. Boshers on behalf of the corporation, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 21st day of May, 2003.

Commission expires 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MICHAEL T. MOSER

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rachel Diane Boshers Colvett , Executrix for The Estate of James F. Boshers , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of May, 2003.

My Commission Expires:_____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of May, 2003.

My Commission Expires:_____

_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

Land Located in the 16th (formerly the 24th) Civil District of said County according to a copy of a survey made by Hickernon-Miller Engineers, May 29, 1959, as follows:

Beginning at a point in the south margin of Old Hickory Blvd. at the northwest corner of tract of 14.9 acres that was conveyed to Charles R. Given and wife, by deed of record in Book 5096, page 293, Register's office for said county, thence along the margin of Old Hickory Blvd. in an easterly and southeasterly direction, 560 feet to a point; thence 45" W 60 feet to a fence post; thence S 1" 30' W 352 feet to a fence post; thence W 57" 25' W 530 feet to the southeasterly corner of the Givens tract above referred to ; thence N 8" 20' S 600 feet to the beginning, containing 6.2 acres, more or less.

Being the same property conveyed to James F. Boshers and wife, Retha Juanita Boshers, by Deed of Record in Book 4894, Page 92, Register's Office for Davidson County, Tennessee.
Retha Juanita Boshers having since died, vesting sole ownership in James F. Boshers as surviving tenant by the entirety.
James F. Boshers having since died testate, and by his Last and Will and Testament of record in 7th Circuit Court of Davidson County, Probate Division, Docket #02P2081, Rachel Diane Boshers Colvett was appointed executrix of the estate of James F. Boshers. Said Last Will and Testament authorizes and directs Rachel Diane Boshers Colvett to sell said property.