mail

THIS INSTRUMENT PREPARED BY:
GEORGE R. FUSNER, JR.
446 JAMES ROBERTSON PARKWAY
SUITE 210
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNERS:
George R. Fusner, Jr.
9562 Inavale Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.
Map: 30F
Group: A
Parcel: 5.01
District 16

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of SIX THOUSAND EIGHT HUNDERED AND NO/100 ($6,800.00) DOLLARS, cash in hand paid by GEORGE R. FUSNER, JR., hereinafter referred to as "Grantee," GEORGE R. FUSNER, SR, AND WIFE, ELOISE P. FUSNER, hereinafter referred to as "Grantors," have this day bargained and sold and do hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Williamson County, Tennessee as described on Exhibit A, attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,800.00.

AFFIANT

Subscribed and sworn to before me this 4th day of June, 2003.

NOTARY PUBLIC

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/23/03 09:03 3pgs
Fees:17.00 Taxes:0.00
20030623-0085985

This is unimproved property.

TO HAVE AN TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered except for (i) 2003 Williamson County, Tennessee, real property taxes, a lien, but not presently due and payable, which have been assumed by Grantee; and (ii) unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantors.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed on this 15 day of May, 2003.

GRANTORS:

George R. Fusner, Sr.

George R. Fusner, Sr.

Eloise P. Fusner

Eloise P. Fusner

STATE OF NEW YORK
COUNTY OF Schenectady

Personally appeared before me, the undersigned Notary Public for the county and state aforesaid, **GEORGE R. FUSNER, SR. AND WIFE, ELOISE P. FUSNER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15 day of May, 2003.

Colleen A Meliski

Notary Public

My Commission Expires: 11/30/06

COLLEEN A. MELISKI
Notary Public, State of New York
Qualified in Saratoga County
My Commission Expires 11/30/06

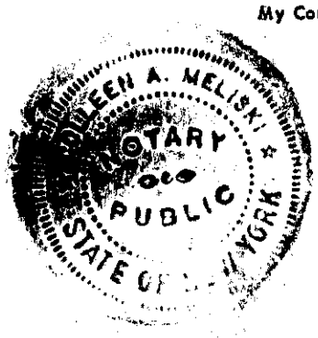


EXHIBIT A
LEGAL DESCRIPTION

BEING a 0.5544 acre parcel located in the Sixteenth (16th) Civil District of Williamson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the east right-of-way of Inavale Lane at the most northerly corner of Lot 27 of Inavale Estates, Section Three, as of record in Plat Book 9, Page 37, Register's Office for Williamson County, Tennessee; thence with the northerly line of said Lot 27 South 46° 44' 19" East 234.0 feet to an iron pin at the rear of said Lot; thence with the westerly line of Section Four of Inavale Estates North 43° 15' 41" East 191.11 feet to a point; thence with the most notherly line of the Inavale Estates subdivision property common to the south line of the Simpson property North 83° 39' 25" West 292.69 feet to a point in the east right-of-way of Inavale Lane; thence with said right-of-way South 43° 15' 38" West 15.30 feet to the point of beginning.

BEING also shown as a reserved parcel located to the northeast of Lot 27 on the Plat of Inavale Estates, Section Three, as of record in Plat Book 9, Page 37, said Register's Office.

BEING the same property conveyed to Grantors by a deed of record in Book 1052, Page 307, Register's Office for Williamson County, Tennessee and as Document Number 20030501-0058157 Register's Office for Davidson County, Tennessee.

RECORDED IN DAVIDSON COUNTY FOR PURPOSES OF NOTICE. A PORTION OF THE PROPERTY MAY BE LOCATED IN SAID COUNTY.

State of Tennessee, County of WILLIAMSON
Received for record the 10 day of
JUNE 2003 at 8:01 AM. (RECR 551086)
Recorded in official records
Book 2865 Pages 264- 266
State Tax $ 25.16 Clerks Fee $ 1.00,
Recording $ 17.00, Total $ 43.16,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS