THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/25/03 10:44 2pgs
Fees:13.00 Taxes:481.00
20030625-0087137

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2003
Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Visuvaling Vilvarajah (NAME) | Regions Mortgage Inc. (NAME) | MAP 6-00-0 |
| 2473 Baker Road (ADDRESS) | 605 South Perry Street (ADDRESS) | PARCEL 36.04 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Montgomery, AL 36104 (CITY) (STATE) (ZIP) | |

FOR AND 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, Halbert G. Warden and wife, Tammy A. Warden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Visuvaling Vilvarajah

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:

Tract No. 16 of the unrecorded subdivision of the Myers property on Bakers Station Road, in the 10 Civil District of Davidson County, Tennessee, and described according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road, a common corner to Tract #15, thence with the line of Tract #15, north 46 degrees east 656 feet to a point in the right of way line of the L & N R.R.; thence north 43 degrees 30 minutes west with said L & N R.R. 150 feet to a point and common corner to Tract #17; thence with Tract #17, south 65 degrees 15 minutes west 551 feet to the center of Bakers Station Road; thence south 15 degrees east 340 fee to a point at the intersection of Buck Branch Road; thence continuing with the center of Bakers Station Road, south 52 degrees 30 minutes east 127 feet to the point of beginning an containing 4.10 acres, more or less.

Being the same property conveyed Halbert G. Warden and wife Tammy A. Warden by warranty deed Harold L. Anthony and wife Nadine Walker Anthony as of record in Book 9070, page 63, Registers office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 2473 Baker Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 18th day of June, 2003

Halbert G. Warden

Tammy A. Warden

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 Halbert G. Warden and wife, Tammy A. Warden

the bargainor s, 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 and official seal at Nashville, Tennessee, this 18th day of June, 2004

Commission expires July 24, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public