STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

June McCool
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of June, 2003.

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/26/03 10:25 2pgs
Fees:13.00 Taxes:266.40
20030626-0088279

ADDRESS NEW OWNER(S) AS FOLLOWS:
June McCool
2035 Shaw Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel 24-25

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis Darrell Boggs, Jr. and wife, Abby Gail Boggs** hereinafter referred to as Grantors, hereby transfers and conveys to **June McCool** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A tract of land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, and lying between Lot No. 3 on Shaw Road belonging to Woodrow Cook et, ux, and Lot No. 1 on Shaw Road belonging to Gene H. Williams, et ux, and described as follows:

Beginning at a point at a stake at the northwest corner of Lot No. 3; thence 56.4 feet south and west following the right-of-way of Shaw Road to a stake at the northeast corner of Lot No. 1; thence South and East 188 feet to a stake at the southeast corner of Lot No. 1; thence North and East 50.00 feet, more or less, to a point; thence North and West 188 feet to the stake at the northwest corner of Lot No. 3, the same being the point of beginning.

Being the same property conveyed to Dennis Darrell Boggs, Jr., and wife, Abby Gail Boggs by Warranty Deed from Randall Scott Creel, married, of record in Book 10812, Page 352, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

2. Any and all visible easements lying on or across the property.

3. Rights or claims of parties in possession not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2035 Shaw Road, Goodlettsville, Tennessee 37072.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 20th day of June, 2003.

Dennis Darrell Boggs Jr.

Dennis Darrell Boggs, Jr.

Abby Gail Boggs

Abby Gail Boggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Darrell Boggs, Jr. and wife, and Abby Gail Boggs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2003.

Notary Public

My Commission Expires: _____