RETURN TO: 1434

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Subscribed and sworn to before me, this 13th day of June, 2003.

Davidson County DEEDWARR
Recvd: 07/01/03 08:20 2pgs
Fees:13.00 Taxes:295.00
20030701-0090318

Affiant

Notary Public

My Commission Expires

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Bradley Threatt 266 Emmitt Avenue Madison, Tennessee 37115 MAP & PARCEL NO. 052-05-0/057.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Donald W. Webb, Sr. and Tammy S. Webb, husband and wife

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Bradley Threatt,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 of Block " I ", Revised Plan of Power and Roth of Madison Park, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 60.0 feet on the south side of Emmett Avenue and Extends Back in a Southerly Direction between lines 200.0 feet to a dead line.

Being the same property conveyed to Donald W. Webb, Sr. and wife, Tammy S. Webb by Warranty Deed from Harold Woosley and wife, Nancy Woosley, dated September 13, 1995, and filed of record on September 15, 1995, in Book 9795, page 526, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON

THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 7; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 1579, PAGE 235; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 266 Emmitt Avenue Madison, Tennessee 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 13th DAY OF JUNE, 2003.

Donald W. Webb, Sr.

Tammy S. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2003, before me personally appeared Donald W. Webb, Sr. and Tammy S. Webb, husband and wife, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2006

Notary Public

==========

WARRANTY DEED

==========