This Instrument Prepared By:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDWARR
Recvd: 07/02/03 15:35 2pgs
Fees:13.00 Taxes:247.56
20030702-0091824

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PHYLLIS D. MACKE, Grantor, for and in consideration of Sixty-Six Thousand Nine Hundred Eight Dollars and No Cents ($66,908.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey to J.C. MAXWELL, the Grantee, a life estate in an undivided 82.3% interest in the property described below, without any liability for waste, with full power and authority in the Grantee to sell, convey, mortgage, lease or otherwise dispose of the Grantee's interest in such property in fee absolute during the Grantee's life, without joinder by the remainderman, and to keep any and all proceeds derived therefrom, notwithstanding T.C.A. §66-1-106. Upon the Grantee's death, to the extent not otherwise disposed of during the Grantee's life, the remainder interest shall vest in PHYLLIS D. MACKE and LINDA D. REAM as equal tenants in common if they both survive the Grantee, or all to such one of them as survives the Grantee; if neither survives the Grantee, such interest shall vest in the then surviving issue of PHYLLIS D. MACKE and LINDA D. REAM per stirpes. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Lot No. 93 on the plan of Section "B", Village of Old Hickory, as shown by plat and survey of record in Plat Book 1424, Page 67, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to PHYLLIS D. MACKE, by deed from J.C. Maxwell, dated January 3, 2003, of record in instrument number 20030106-0001783 Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.

This is improved property known as 1108 Clarke Street, Old Hickory, Tennessee 37138.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantor hereby covenants to and with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized and possessed of the above-granted premises in fee simple and has a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

IN TESTIMONY WHEREOF, this instrument was executed on June 27, 2003.

Phyllis D. Macke
PHYLLIS D. MACKE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared PHYLLIS D. MACKE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal this June, 2003.

NOTARY PUBLIC
My Commission Expires: _____

K. GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires October 05, 2004

New Owner/Property address:
PHYLLIS D. MACKE
1108 Clarke Street
Old Hickory, Tennessee 37138

Address of New Owner:
PHYLLIS D. MACKE
1108 Clarke Street
Old Hickory, TN 37138

Mail Tax Bills To:
PHYLLIS D. MACKE
1108 Clarke Street
Old Hickory, TN 37138

PARCEL I.D.
Map 44-15
Parcel 377

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is Sixty-Six Thousand Nine Hundred Eight Dollars and No Cents ($66,908.00).

J.C Maxwell, Affiant

Subscribed and sworn to before me on June 27, 2003.

NOTARY PUBLIC
My Commission Expires:_____

K. GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires October 05, 2004