PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/11/03 16:12 4pgs
Fees:23.00 Taxes:318.20

20030711-0096764

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of June, 2003, by and between GARLIN C. SATTERFIELD, A MARRIED MAN, and LARRY W. SATTERFIELD, A MARRIED MAN, hereinafter called Grantors, and THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER and WITHOUT JOINDER BY ANY BENEFICIARY, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GARLIN C. SATTERFIELD, A MARRIED MAN, and LARRY W. SATTERFIELD, A MARRIED MAN, Grantors, do hereby bargain, sell, transfer and convey unto THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER and WITHOUT JOINDER BY ANY BENEFICIARY, hereinafter referred to as Grantees, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 518 EAST OLD HICKORY BOULEVARD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said Grantees, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

BARBARA SATTERFIELD, wife of GARLIN C. SATTERFIELD, and GINA SATTERFIELD, wife of LARRY W. SATTERFIELD, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Garlin C Satterfield

GARLIN C. SATTERFIELD
Signature of Seller

Barbara Satterfield

BARBARA SATTERFIELD
Spouse of Seller

Larry W. Satterfield

LARRY W. SATTERFIELD
Signature of Seller

Gina Satterfield

GINA SATTERFIELD
Signature of Spouse

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **GARLIN C. SATTERFIELD, joined by his wife, BARBARA SATTERFIELD,** 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 and official seal at office in Davidson County, Tennessee, this 30 day of **June, 2003.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LARRY W. SATTERFIELD, joined by his wife, GINA SATTERFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this 30 day of **June, 2003.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER and WITHOUT JOINDER BY ANY BENEFICIARY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

518 EAST OLD HICKORY BOULEVARD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-13-0-136.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$86,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **June, 2003.**

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in the center of the New Larkin Spring Road, or Old Hickory Boulevard, at a point South 81 1/2 degrees West 85 feet from B. I. Bixler's northwest corner; thence South 8 1/2 degrees east 330 feet to a stake in Fitch's northerly line; thence south 81 1/2 degrees west 70 feet to a stake; thence North 8 1/2 degrees West 330 feet to the center of said Old Hickory Boulevard; thence with the center of said Boulevard North 81 1/2 degrees East 70 feet to the beginning.

Being the same property conveyed to MILTON L. SATTERFIELD AND WIFE, CLARA M. SATTERFIELD, by Warranty Deed from GEORGE P. HOWELL&WILLIAM H. HOWELL, of record in BOOK 2346, PAGE 281, Register's Office for DAVIDSON County, Tennessee, the said Clara M. Satterfield having since died on 6-14-84, the property vested by operation of law in her surviving spouse, MILTON L. SATTERFIELD. MILTON L. SATTERFIELD remarried Mable Darlene Satterfield. Mable Darlene Satterfield died on 8-22-2001. Milton L. Satterfield died on March 18, 2003, unmarried and intestate, and by the Affidavit of Heirship recorded in Instrument No. 20030711-0096763, his only two heirs and next of kin are Garlin C. Satterfield and Larry W. Satterfield, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 043-13-0-136.00).

2. Right-of-Way easement for New Larkin Spring Road or Old Hickory Boulevard, as much as may lie therein.