MAP AND PARCEL:
121-00-0-056

This Instrument Prepared
From Information Furnished
by the Parties by:
Bolin and Ward, Attorneys
304 South Lowry
Smyrna, Tennessee 37167

NAME AND ADDRESS OF NEW OWNERS

Danny Weaver
1529 Pleasant Hill
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/15/03 10:24 2pgs
Fees:13.00 Taxes:277.50
20030715-0098577

NAME AND ADDRESS OF PERSON PAYING TAXES

SAME AS ABOVE

FOR AND IN CONSIDERATION of the sum of Seventy-Five Thousand and 00/100 ($75,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged.

Robert O. Walden and Marietta Walden, husband and wife, have bargained and sold and do hereby transfer and convey unto Danny Weaver, an unmarried man, his heirs and assigns, forever, that certain parcel of real estate situated in Civil District No. 3 of Davidson County, State of Tennessee, and being further described as follows:

> A tract of land situated in the Third Civil District of Davidson County, Tennessee, beginning at the center line of the Pleasant Hill Road, being also the southeast corner of the John William Shankle, et ux. land; thence with the center line of said road, South 4°15' West, 137 feet to a point, the southeast corner of the within conveyed land, being also N/A feet north of the Couchville Pike; thence North 89°45' West, 320 feet to a point, the southwest corner of this land; thence North 4°15' East, 137 feet to a point in the south line of the said Shankle land, the northwest corner of this land; thence with the south line of the said Shankle land, South 89°45' East, 320 feet to the center line of said Pleasant Hill Road, the northeast corner of this land, and the point of beginning.
>
> Being the same property conveyed to Robert O. Walden and Marietta Walden, husband and wife by deed of record in Deed Book 5980, Page 29, Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE Subject to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department; all of record in the Register's Office of Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto said Grantee herein, his heirs and assigns, forever.

And, Grantors do covenant with the said Grantee herein that they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 2003 property taxes will be prorated between the parties to date.

And, Grantors do further covenant and bind Grantors, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomever.

Possession of the property herein sold will be given to the grantee with deed.

IN WITNESS WHEREOF, Grantors have executed the foregoing on this 26th day of June, 2003.

Robert O. Walden

Robert O. Walden

Marietta Walden

Marietta Walden

State of Tennessee

Rutherford County

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Robert O. Walden and Marietta Walden, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND on this 26th day of June, 2003.

Teresa D. Hawkins

Notary Public

My Commission Expires: 02/17/2004

TERESA D. HAWKINS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

State of Tennessee

Rutherford County

I hereby swear or affirm that the actual consideration or the fair market value of the property transferred, which ever is greater, is $75,000.00.

Affiant

Sworn to and subscribed before me this
26th day of June, 2003.

Teresa D. Hawkins

Notary Public

My Commission Expires: 02/17/2004

TERESA D. HAWKINS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

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