This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 07/21/03 15:27 2pgs
Fees:13.00 Taxes:157.25
20030721-0101988

ADDRESS NEW OWNER:
Wayne V. Herndon and Shirley M. Herndon
2109 Creighton Avenue
Nashville, TN 37206-2242

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-4
PARCEL 63.00
20W-30800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph K. Petway, Meredith P. Petway and Janet E. Thompson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wayne V. Herndon and wife, Shirley M. Herndon, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lots Nos. 320 and 321 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Joseph K. Petway, Meredith P. Petway and Janet E. Thompson, by Executor's Quitclaim Deed from Janet E. Thompson, Executrix of the Estate of Joseph K. Petway, Sr. of record in INST: 20020109-0003244, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 421, Page 12, in said Register's Office. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2003 have been pro-rated and assumed by Buyer.

Janet E. Thompson executed this instrument on behalf of Joseph K. Petway, Jr. and Meredith P. Petway pursuant to Powers of Attorney being placed of record currently herewith.

This is improved property known as 1119 North 8th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayne V. Herndon and wife, Shirley M. Herndon, their heirs and assigns, forever; and we, Joseph K. Petway, Meredith P. Petway and Janet E. Thompson 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of July, 2003

Joseph K. Petway, by Janet E. Thompson, Attorney in Fact

Meredith P. Petway, by Janet E. Thompson, Attorney in Fact

Janet E. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janet E. Thompson the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Janet E. Thompson 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, and who further acknowledged that she is the Attorney in Fact of the makers, or a constituent of the makers, and is authorized by the makers, or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers. Witness my hand, at office, this the 17th day of July, 2003.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,500.00.

AFFIANT

Subscribed and sworn to before me this 17th day of July, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004