RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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

WARRANTY DEED

DBR 7/16/03

THIS INDENTURE is made and entered into this 15th day of July, 2003, by and between DWIGHT A. LANG, UNMARRIED, hereinafter called Grantor, and DAVID B. REEDER, A ONE-HALF UNDIVIDED INTEREST, and JOHN NORMAN RICHARDSON, A ONE-HALF UNDIVIDED INTEREST, AS TENANTS IN COMMON, 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, DWIGHT A. LANG, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto DAVID B. REEDER, A ONE-HALF UNDIVIDED INTEREST, and JOHN NORMAN RICHARDSON, A ONE-HALF UNDIVIDED INTEREST, AS TENANTS IN COMMON, hereinafter referred to as Grantees, their 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 Grantor 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.

DBR 7/16/03

This is improved property known as 5314 OLD HICKORY BOULEVARD, NASHVILLE, TN 37218.

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

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Dwight A Lang by Atty in Fact
John R Drake

DWIGHT A. LANG
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/22/03 15:28 3pgs
Fees:18.00 Taxes:381.10

20030722-0102663

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **15th** day of **July, 2003** before me personally appeared JOHN R. GRAHAM, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DWIGHT A. LANG and, and acknowledged that he/she executed the same as the free act and deed of said DWIGHT A. LANG, per Limited Power of Attorney of record in INSTRUMENT No. 20030722.0102662, recorded immediately prior hereto.

Witness my hand, at office, this **15th** day of **July, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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

Name and Address of Property Owner:

DAVID REEDER, A ONE-HALF UNDIVIDED INTEREST, and JOHN NORMAN RICHARDSON, A ONE-HALF UNDIVIDED INTEREST

2413 Bellmore Manor Dr.
Nashville, Tn 37221

Property Address:

5314 OLD HICKORY BOULEVARD
NASHVILLE, TN 37218

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 57, p/o PARCEL 27

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 **$103,000.00** 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 **15th** day of **July, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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

RETURN TO:

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

EXHIBIT 'A'

A Tract of land in the Thirteenth Civil District of Davidson County, Tennessee being the Dwight A. Lang and wife, Janie M. Lang property as of record in Book 6676, page 482,, R.O.D.C., TN., as shown on Davidson County tax map 57, part of parcel 27 and being more particularly described as follows according to a survey by Caldwell Engineering and Surveying, Job No. 02-14, Charles DeWayne Caldwell, Tennessee RLS NO. 614, dated June 11, 2002:

Beginning at an iron pin in the easterly right-of-way of Old Hickory Boulevard and being the northwest corner of the Hutson property as of record in Book 3944, page 338, R.O.D.C., TN., and being the southwest corner of the herein described tract, thence with right-of-way of Old Hickory Boulevard N 16 deg. 20' 00" E 8.13 feet to an iron pin; thence with a curve to the east, having a radius of 2840.10 feet, a central angle of 3 deg. 24' 08", and a chord of 168.63 feet, bearing N 18 deg. 42' 57" E; thence along said curve a distance of 168.85 feet to an iron pin being the southwest corner of Lewis as of record in Book 20000710-0068305, R.O.D.C., TN.; thence with Lewis S 80 deg. 00' 00" E 586.11 feet to an iron pin at a cedar tree; thence N 84 deg. 56' 26"' E 154.22 feet to an iron pin; thence N 61 deg. 29' 39" E 554.52 feet to an iron pin in the boundary of Hutson as of record in Book 3914, page 338, R.O.D.C., TN.; thence with Hutson S 2 deg. 18' 21" W 350.67 feet to an iron pin in the northerly boundary of Phillips as of record in Book 9099, page 373, R.O.D.C., TN.; thence with Phillips S 79 deg. 09' 25" W 327.62 feet to a fence post in the westerly boundary of Hutson; thence with Hutson N 0 deg. 16' 23" E 46.69 feet to an iron pin; thence S 87 deg. 08' 57" W 282.13 feet to an iron pin; thence S 87 deg. 12' 00" W 292.19 feet to an iron pin; thence N 74 deg. 37' 00" W 332.87 feet to an iron pin; thence S 25 deg. 01' 00" W 43.28 feet to an iron pin; thence N 88 deg. 44' 00" W 26.00 feet to the point of beginning and containing 5.00 acres, more or less.

Being a portion Tract 1 of the same property conveyed to DWIGHT A. LANG, UNMARRIED, by Quitclaim Deed from JAMIE M. LANG, of record in BOOK 9688, PAGE 410, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 57, PARCEL 27).

2. Unrecorded easements for roads and utilities, if any.