This Instrument Prepared By:

David M. Smythe
Smythe & Puryear
144 Second Avenue, North
Suite 333 - Pilcher Building
Nashville, TN 37201
(615) 255-4849

Davidson County DEEDWARR
Recvd: 07/24/03 15:36 2pgs
Fees:13.00 Taxes:351.50
20030724-0103945

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
James A. Tant and Ron Nollner P. O. Box 469 Madison, Tennessee 37116-0469	Same	Map No. 042-04-0 Parcel No. 059.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2003.

Notary Public

My Commission Expires: 11-26-05

THIS INDENTURE, is made this 24th day of July, 2003, by and between Newilda Graves, a single person and the surviving spouse of Maurice Graves ("Grantor") and James A. Tant and Ron Nollner, as tenants in common ("Grantees").

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargin, sell and convey unto said Grantees the following described premises, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein:

> Land in Davidson County, Tennessee, being the easterly 55 feet of Lot No. 29 on the Plan of Bransford Realty Company's Subdivision called Amqui, as of record in Book 421, Pages 38 and 39, Register's Office for said County.
>
> Said part of Lot No. 29 fronts 55 feet on the southerly side of Campbell Road, formerly Fanning Driveway and runs back from the center of said road 485 feet, more or less, on the westerly line, and 486 feet on the easterly line to the northerly border of Amqui Road, measuring 55 feet thereon.
>
> Being the same property conveyed to Maurice Graves and wife, Newilda Graves by Deed of record in Book 5198, Page 169, Register's office for Davidson County, Tennessee; the said Maurice Graves having since died.

TO HAVE AND TO HOLD the said premises to the said Grantees, their heirs and assigns forever.

And said Grantor, for herself and her heirs, representatives, successors, executors, administrators and assigns does hereby covenant with said Grantees, their heirs, executors, administrators, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; have full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of any persons whomsoever; and that said premises are free from all encumbrances.

Grantees acknowledge as part of this conveyance that Grantor may use at no charge the Front Unit No. 1 at the property for six (6) months from the date of this conveyance; and that monthly rent for Unit No. 2 at the property will remain at $500.00 per month for not less than six (6) months from the date of this conveyance.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, Grantor has executed this instrument this date first above written.

Newilda Graves

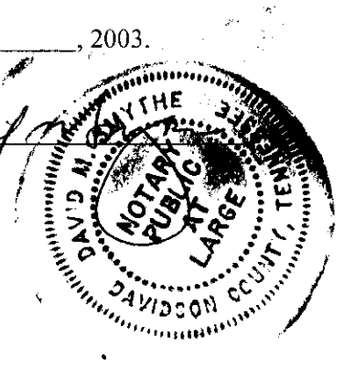
Newilda Graves

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainor, **Newilda Graves, a single person and surviving spouse of Maurice Graves**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of July, 2003.

Notary Public



My Commission Expires: 11-26-05