This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map 145, Group 10-0, Parcel 57

Davidson County DEEDWARR
Recvd: 07/28/03 09:12 2pgs
Fees:13.00 Taxes:1461.50
20030728-0104676

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
AmSouth Bank	Gerald A. Figal	AmSouth Bank
2050 Parkway Office	1312 Otter Creek Rd.	2050 Parkway Office Circle
Birmingham, AL 35244	Nashville, TN 37215	Birmingham, AL 35244

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN K. WOLFE, JR. and JANA H. WOLFE, husband and wife, have bargained and sold and by these presents do transfer and convey unto GERALD A. FIGAL and RUTH ROGASKI, husband and wife, their heirs and assigns forever, the following described property, to wit:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the north margin of Otter Creek Road at a point 1530 feet, more or less, westerly from the center of the Granny White Pike; thence with said margin of Otter Creek Road, N 85 degrees 15' W 125 feet to an iron pin in the margin of said road which is the southeast corner of a 1.12 acre tract conveyed to Clarence Carroll Cothran by deed of record in Book 7412, page 949, Register's Office for said County; thence with Cothran's east line 624.85 feet, to an iron pin in the northwest corner of said tract being a point in the south line of the land of Zelenik, as of record in Book 4313, page 793, Register's Office for said County, thence along Zelenik's south line, S 56 degrees 24' 41" east 125 feet to an iron pin in the northeast corner of said tract; thence S 12 degrees 10' 15" W 627.5 feet to an iron pin in the northerly margin of Otter Creek Road, being the point of beginning, according to a survey by John Kohl & Company, P.C., dated June 13, 1989.

Being the same property conveyed to John K. Wolfe Jr. and wife, Jana H. Wolfe, by deed from Edwin E. Phillips and wife, Emma O. Phillips of record in Book 7872, page 623, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2003 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

3. Joint Driveway Agreement of record in Book 4956, page 971, said Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of June, 2003.

John K. Wolfe Jr
JOHN K. WOLFE, JR.

By: Ray C Hall
RAY C. HALL, ATTY-IN-FACT, OF RECORD IN INSTRUMENT NUMBER _____, R.O.D.C., TN.

Jana H. Wolfe
JANA H. WOLFE

By: Ray C Hall
RAY C. HALL, ATTY-IN-FACT, OF RECORD IN INSTRUMENT NUMBER _____, R.O.D.C., TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2003, before me personally appeared RAY C. HALL, 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 JOHN K. WOLFE, JR. and JANA H. WOLFE, and who acknowledged that they executed the same as the free act and deed of the said JOHN K. WOLFE, JR. and wife, JANA H. WOLFE.

WITNESS my hand and seal, at office, on this 30th day of June, 2003.

Notary Public

My Commission Expires:
1-19-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is, for this transfer is the sum of $395,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of June, 2003.

Notary Public

My Commission Expires:
1/29/05

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE