This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 08/04/03 08:37 2pgs
Fees:13.00 Taxes:1212.12
20030804-0109765

WARRANTY DEED

Address new owner as:
Joe D. Culbreath
401 Cummings Lane
Gallatin, TN 37066-8502

Send tax bills to:
Same

Map-Parcel
Map 043-01-0
Par 175/176/177/178

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harold D. Feener and wife, Sharon E. Feener, have this day bargained and sold, and do hereby transfer and convey to the said Joe D. Culbreath, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot Nos. 8, 9, 10 and 11 on the Plan of Section One Pierce Place, as of record in Plat Book 5190, Page 733, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Harold D. Feener and wife, Sharon E. Feener, by warranty deed and recorded as Instrument number 20011030-0117956 and Instrument number 20011030-0117950, in the Register's Office of Davidson County, Tennessee.

These are is improved properties known as 1317, 1319, 1321 and 1323 Pierce Road, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Joe D. Culbreath, his heirs and assigns, forever.

And we, Harold D. Feener and wife, Sharon E. Feener, do covenant with the said Joe D. Culbreath that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2003.

And we, Harold D. Feener and wife, Sharon E. Feener, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe D. Culbreath, his heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 2nd day of July 2003.

HAROLD D. FEENER

SHARON E. FEENER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold D. Feener and wife, Sharon E. Feener, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that we executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $327,600.00.

AFFIANT

Subscribed and sworn to before me, this 2nd day of July 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.