40-A

Davidson County DEEDWARR
Recvd: 08/11/03 15:37 2pgs
Fees:13.00 Taxes:155.40
20030811-0114603

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Johnny D. Bolton
1171 Old Cameron Lane
Franklin, TN 37067

SEND TAX BILL:

New Owner

MORTGAGEE:
Premier Bank of Brentwood
5217 Maryland Way,
Brentwood, TN 37027

MAP AND PARCEL:
MAP 72-2
PARCEL 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Arnold Rosen and wife, Kitty E. Rosen (Grantor"), has bargained and sold, and by these presents does transfer and convey unto Johnny D. Bolton and wife, Virginia C. Bolton ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 77, as shown on the map entitled Maynor Place, of record in Plat Book 843, page(s) 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arnold Rosen and wife, Kitty E. Rosen by deed of record in Book 9648, page 340, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1002 Iverson Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors 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 8 day of August, 2003.

Arnold Rosen

Kitty E. Rosen by Arnold Rosen,
Attorney-in-Fact pursuant to Limited
Power of Attorney recorded as
Instrument No. _____,
R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Arnold Rosen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 8 day of August, 2003.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid Arnold Rosen, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Kitty E. Rosen and who acknowledged that he executed the same as the free act and deed of Kitty E. Rosen. Witness my hand and official seal this 8 day of August, 2003.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $42,000.00.

AFFIANT

Subscribed and sworn to before me this 8 day of August, 2003.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

My Commission Expires: 7/21/07