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

Davidson County DEEDWARR
Recvd: 08/21/03 15:18 3pgs
Fees:18.00 Taxes:1110.00

20030821-0121738

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of August, 2003, by and between JOE CATIGNANI, JR. and DENISE D. CATIGNANI, HUSBAND AND WIFE, hereinafter called Grantors, and TERRY SEBRING and JANICE SEBRING, HUSBAND AND WIFE, 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, JOE CATIGNANI, JR. and DENISE D. CATIGNANI, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto TERRY SEBRING and JANICE SEBRING, HUSBAND AND WIFE, 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 Grantors 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.

This is improved property known as 5950 CLARKSVILLE HIGHWAY, JOELTON, TN 37080.

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

Grantors further covenant and bind themselves and their 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 hands and seals of Grantors on the day and year first above written.

JOE CATIGNANI, JR.
Signature of Seller

DENISE D. CATIGNANI
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOE CATIGNANI, JR. and DENISE D. CATIGNANI, HUSBAND AND WIFE , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of August, 2003.

Howard M Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 31, 2004

Name and Address of Property Owner:

TERRY SEBRING and JANICE SEBRING, HUSBAND AND WIFE

5950 CLARKSVILLE HIGHWAY
JOELTON, TN 37080

Property Address:

5950 CLARKSVILLE HIGHWAY
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 29, PARCEL 359

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 **$300,000.00** 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.

Terry Sebring
Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **August, 2003.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 31, 2004

RETURN TO:

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

EXHIBIT 'A'

A tract of land located in the 14th Civil District of Davidson County, Tennessee, on the East side of Clarksville Pike and being Tract #3 on a Survey made by H&H Land Surveying, Inc., Michael V. Holmes, RLS #213, dated September 5, 1993, and more particularly described as follows:

Beginning at an iron pin set in the East right of way of Clarksville Pike at the intersection with Eaton's Creek Road; thence with East right of way of Clarksville Pike, South 21 degrees 12' 00" West 516.76 feet to an iron pin set in the Northwest corner of Tract #3, the true point of beginning; thence South 87 degrees 55' 44" East 1085.38 feet to an iron pin set; thence South 2 degrees 18' 06" West 200.00 feet to an iron pin set; thence North 87 degrees 55' 44" West 1153.94 feet to an iron pin set in the right of way of Clarksville Pike; thence North 21 degrees 12' 00" East 211.69 feet to the Point of Beginning, containing 223,930 square feet or 5.140 acres.

Being the same property conveyed to JOE CATIGNANI, JR. and DENISE D. CATIGNANI, HUSBAND AND WIFE, by Warranty Deed from HELEN WERBACH, SUE ANN PEFFEN, OTTO, of record in BOOK 9149, PAGE 493, 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 29, PARCEL 359).

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

3. Restrictive Covenants of record in Book 9149, Page 474, Register's Office for DAVIDSON County, Tennessee.