THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 08/22/03 14:59 2pgs
Fees:13.00 Taxes:382.95
20030822-0122502

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THREE THOUSAND, FIVE HUNDRED AND 00/100 DOLLARS ($103,500.00), the receipt of which is hereby acknowledged, I, **LESLIE J. GULVAS, an unmarried woman, ("Grantor"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **KENNETH BRAY, JR, an unmarried man, ("Grantee")**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows, to-wit:

LAND in Davidson County, Tennessee, being known as part of the Higdon & Cornwell property and being more particularly described as follows:

BEGINNING at the southwest corner of Tract 1, the same being the northwest of Tract No. 3 and at a point in the center of Higdon Road; thence following the center of Higdon Road, 216.9 feet to a point; thence continuing with the center of said road, north 44 deg. 57' East 198.2 feet to a corner; thence South 71 Deg. 18' East 548.2 feet on a 30 inch beech tree and northwest corner of Tract 2; thence South 9 deg. 42' East 430 feet to a line between Tract No. 1 and 3; thence with said line North 71 deg. 41' West 864.1 feet to the point of beginning, and containing 6.3 acres, more or less, know as Tract 1.

BEING the same property conveyed to Leslie J. Gulvas, by Warranty Deed from Jonathan D. West and wife, Connie West, dated June 27, 2001, of record in instrument # 20010712-0074569, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantee, his heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantee, Grantee's heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hand to this instrument this 20 day of August 2003.

Leslie J. Gulvas

LESLIE J. GULVAS

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20TH day of August, 2003, before me personally appeared **LESLIE J. GULVAS,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 20TH day of August, 2003.

James R. Corley
NOTARY PUBLIC

JAMES R. CORLEY
NOTARY PUBLIC AT LARGE
DICKSON CO., TENNESSEE

My Commission Expires: 5-21-2007

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $103,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kenneth Bray Jr.
Affiant

JANIS L. DUREE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Sworn to and subscribed before me this 20th day of August, 2003.

Janis L. Duree
NOTARY PUBLIC

My commission Expires: My Comm. Expires 4/10/06

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THIS IS IMPROVED PROPERTY KNOWN AS:
5634 Higdon Road, Joelton, Davidson County, Tennessee 37080

MAP - 036 **PARCEL** - 033.00

ADDRESS OF NEW OWNER:
Kenneth Bray, Jr.
5634 Higdon Road
Joelton, Tennessee 37080

SEND TAX BILLS TO:
1st Trust Bank for Savings
PO Box 17257
Memphis TN 38187