28B

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16628B

Davidson County DEEDWARR
Recvd: 08/25/03 09:10 2pgs
Fees:13.00 Taxes:906.50
20030825-0122782

MAP/GROUP/PARCEL:
53-3/224

NEW OWNER'S NAME AND ADDRESS:
JEFFREY L. KIRKLAND AND
TIMOTHY ROBERT COLEMAN
1300 RIVERSIDE DRIVE
HENDERSONVILLE, TENNESSEE 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CORINNE T. VALLIS AND CHARLES J. CINELLI, WIFE AND HUSBAND, hereinafter called Grantors, do hereby transfer and convey unto JEFFREY L. KIRKLAND, an unmarried man, and TIMOTHY ROBERT COLEMAN, an unmarried man, tenants in common with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 135 of Section "B", on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

TRACT II:

LAND in Davidson County, Tennessee, being part of Lot No. 134 of Section "B", on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning on the west margin of Riverside Road at the corner of Lot Nos. 134 and 135; thence with the line between said lots, 59.5 feet to a point in the rear line of Lot 138; thence North along the line of Lots 134 and 138, 18.7 feet to a point; thence easterly 54 feet to the west margin of Riverside Road; thence South along the road, 11 feet to the point of beginning.

The subject property is commonly known as 1300 RIVERSIDE DRIVE, Old Hickory, TN 37138.

BEING the same property conveyed to Corinne T. Vallis herein by deed of record in Instrument 20010228-0018505, Register's Office for Davidson County, Tennessee. Charles J. Cinelli, husband of Corinne T. Vallis, joins in the conveyance for the purpose of conveying any interest, marital or otherwise, he may have in said property.

0307-1

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CORINNE T. VALLIS

CHARLES J. CINELLI

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CORINNE T. VALLIS AND CHARLES J. CINELLI, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 19th day of August, 2003.

NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $245,000.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of August 2003.

NOTARY PUBLIC

My Commission Expires:
3-27-04

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN. JANET ELLIS IV