Assessor of Property
Davidson County, Tennessee:

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.
MAP 074-08-0 PARCEL 019.00
DATE _____ TAX YEAR _____

_____ ASSESSOR

Name and Address of Persons responsible for taxes:

JOHNNY ADAIR, JR.
214 Creekview Drive, Mt. Juliet, TN 37122

EDDIE WARE, JR., ET AL.

TO DEED

JOHNNY L. ADAIR, JR..

Davidson County DEEDWARR
Recvd: 08/27/03 13:24 3pgs
Fees:18.00 Taxes:314.50
20030827-0124524

STATE OF TENNESSEE
County of Wilson

I, or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 85,000, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

Affiant

B. H. COOK II NOTARY PUBLIC AT LARGE DEKALB COUNTY TN

Sworn to and subscribed before me this 27th day of August, 2003.

NOTARY PUBLIC or
REGISTER OF DEEDS

My Commission Expires: 9/27/2004

This instrument was prepared upon information furnished by the parties by:
BRATTEN HALE COOK II
Attorney-at-Law
104 North Third Street
Smithville, TN 37166

FOR AND IN CONSIDERATION of the sum of EIGHTY-FIVE THOUSAND and No/100 ($85,000.00) DOLLARS, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, we, EDDIE WARE, JR., PHILLIP WARE, KATHRYN MICHELLE WARE WILBURN, AND JENNIFER WARE, being the only heirs of Joanna Ware, have this day bargained and sold, and do hereby transfer and convey, unto JOHNNY L. ADAIR, JR., a single person, his heirs and assigns, a certain tract or parcel of land situated and lying in Davidson County, Tennessee, and being described as follows:

> Being Lot 808 on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, pages 62 and 63, Register's Office for said County. Said Lot No. 808 fronts 77.0 feet on the easterly margin of Bonnamere Drive and extends back 149.8 feet on the northerly line and 156.2 feet on the southerly line to a broken line in the rear, measuring 100.37 feet thereon.
>
> DEED REFERENCE: Being the same lands described in a conveyance to Joanna Ware by deeds of record in Book 10530, page 60, and Book 4811, page 380, said Register's Office of Davidson County, Tennessee. Joanna

Ware died October 4, 2001, leaving as her only heirs-at-law her four (4) children, Eddie Ware, Jr., Phillip Ware, Kathryn Michelle Ware Wilburn, and Jennifer Ware. See Also Affidavit of Heirship of record in Instrument No. 20030829-0124523 Register's Office of Davidson County, Tennessee.

The above-described property is subject to all matters shown on the Plan of record in Book 3300, pages 62 and 63, Register's Office of Davidson County, Tennessee.

The above-described property is subject to an Easement of record in Book 7050, page 822, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said JOHNNY L. ADAIR, JR., his heirs and assigns, forever.

The grantors covenant that they are lawfully seized and possessed of said lands; that they have a good and lawful right to sell, transfer and convey the same; that said lands are unencumbered except as provided for herein; and that grantors do forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

IT IS UNDERSTOOD AND ACKNOWLEDGED BETWEEN THE PARTIES THAT NO TITLE SEARCH OR TITLE OPINION HAS BEEN PREPARED BY BRATTEN HALE COOK II CONCERNING THIS TRANSFER, HENCE NO REPRESENTATIONS ARE MADE CONCERNING THE EXISTENCE OF ANY LIENS, LEASES, MORTGAGES, EASEMENTS, RIGHTS-OF-WAY, ETC.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 25th day of August, 2003.

Eddie Ware Jr.

EDDIE WARE, JR.

PHILLIP WARE

KATHRYN MICHELLE WARE WILBURN

JENNIFER WARE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, EDDIE WARE, JR., PHILLIP WARE, KATHRYN MICHELLE WARE WILBURN, AND JENNIFER WARE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Lebanon, Tennessee, on this the 25th day of August, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/27/2004.

