This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 09/02/03 14:35 3pgs
Fees:18.00 Taxes:277.50
20030902-0126763

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eldon Drew Noland, Jr. and wife, Rachel Rena Noland** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Christy A. Fathera, unmarried,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 28TH day of August, 2003.

Eldon Drew Noland, Jr.

Eldon Drew Noland, Jr.

Rachel Rena Noland

Rachel Rena Noland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **Eldon Drew Noland, Jr. and wife, Rachel Rena Noland** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the the same to be her/his/their free act and deed.

Witness my hand and official seal this 28 day of August, 2003.

Notary Public

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christy A Fathera
Affiant

Sworn to and subscribed before me this 28 day of August, 2003.

Notary Public

My Commission Expires: 5.22.04

Map and Parcel No. 094-08-141.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Christy A. Fathera
309 Milliken Bend Road
Madison, Tennessee 37115

Exhibit A

Land in Davidson County, Tennessee, being Lot.1 on the Plan of W. M. Robinson Subdivision, as of record in Plat Book 5190, Page 453, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 89.65 feet on the northwest margin of Milliken Road and runs back 200.41 feet on the southwest line and 200.33 feet on the northeast line to a line in the rear which measures 69.77 feet thereon.

Being the same property conveyed to Eldon Drew Noland Jr. and wife Rachel Rena Noland by Warranty Deed from Marion E. Rowlette and wife Mary B. Rowlette dated 11/21/97 and recorded 12/02/97 in book 10703 page 632 Register's Office for Davidson County, Tennessee.

Map and Parcel 51-08-141.00

Property also known as 309 Milliken Bend Rd.
Madison, TN 37115