WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Waller (NAME)	Columbia National Incorporated (NAME)	MAP 051-02
1012 South Graycroft Avenue (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 35.01
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbia, MD (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Albert E. Steakley and wife, Betty B. Steakley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Waller and wife, Mary Beth Waller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, Beginning at an iron pin in the westerly margin of South Graycroft Avenue 404 feet South of the Southwest corner of the intersection of Chadwell Drive and South Graycroft Avenue; Thence from said iron pin South 80-46-00 West 299.3' to an iron pin; Thence, North 9-30-00 W, 3.96' to an iron pin; Thence, South 80-46-00 W, 126.21' to an iron pin; Thence, South 10-03-27 East, 112.14' to an iron pin; Thence, North 80-46-00 East, 419.38' to a pin in the westerly margin of South Graycroft Avenue, Thence, North 10-03-27 West, 103.45' to the point of beginning, containing 45,115.79 square feet, more or less.

BEING a part of the same property conveyed to Albert Eugene Steakley and wife, Betty Jane Steakley, by Warranty Deed from William B. Barnhart and wife, Jacqueline O. Barnhart, of record in Book 4252, page 178, Register's Office for Davdison County, Tennessee, and by Warranty Deed from James D. Word and wife, Anna D. Word, of record in Book 5022, page 484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

The said Betty B. Steakley, Betty J. Steakley & Betty Jane Steakley are one and the same individual.

Davidson County DEEDWARR
Recvd: 09/02/03 15:11 2pgs
Fees:13.00 Taxes:665.63

20030902-0126823

unimproved ( )
This is improved (X) property, known as 1012 South Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of August, 2003

Albert E. Steakley

Albert E. Steakley

Betty B. Steakley

Betty B. Steakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert E. Steakley and wife, Betty B. Steakley

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 27th day of August, 2003.

Commission expires _____

D. Annette Maples
Notary Public

ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public