10.24

WARRANTY DEED

STOKES-H03537

STATE OF Tennessee
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,200.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
M. R. Stokes	The Farmers Bank	53-14-44
(NAME)	(NAME)	
1413 Mohawk Trail	P.O. Box 269	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN R. MINASSIAN AND WIFE ELAINE BIGGS MINASSIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto M. R. STOKES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Nawakwa Hills, Pow Wow Addition, Section One, as of record in Plat Book 843, Page 745 Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being of the same property conveyed to John R. Minassian by Warranty Deed from Stephen B. Fielder and Linda L. Fielder, of record in Instrument Book 11380/13, Register's Office for Davidson County.

This is improved (X) property, known as 1413 Mohawk Trail, Madison, Tennessee 37115
unimproved ( )
(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 my/our hand(s) this 15th day of August, 2003.

John R. Minassian

John R. Minassian

Elaine Biggs Minassian

Elaine Biggs Minassian

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Minassian and wife Elaine Biggs Minassian, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at HENDERSONVILLE (city), TN (state), this 15th day of August, 2003.

Notary Public

My Commission Expires: 3/27/04
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 09/09/03 12:49 1pgs
Fees:13.00 Taxes:322.64

20030909-0131452