THIS INSTRUMENT PREPARED BY: RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 3221

Davidson County DEEDWARR
Recvd: 09/17/03 15:44 3pgs
Fees:18.00 Taxes:147.63
20030917-0137606

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 ($39,900.00) DOLLARS, cash in hand paid by DORIS J. SZYPULSKI, receipt of which is hereby acknowledged, I, DONALD H. SEPULSKI, married, have bargained and sold, and by these presents do transfer and convey unto the said DORIS J. SZYPULSKI, her heirs and assigns, a certain tract or parcel of land as follows:

Being a tract of land as shown on property map 101 Assessor's office and lying in Metropolitan Davidson County, Tennessee. Bounded in general by River Road on the North; Michael Stevens on the East; Michael Stevens and Luther Cullum on the South and a 5.359 acre Duke tract 2 division on the West, more particularly described as follows:

BEGINNING at an iron pin set on the North margin (30 feet from the center) of river road in the center of Old Abandoned Road, the Northwest corner of Michael Stevens (Deed Book 4093, Page 289, Register's Office of Davidson County, Tennessee); thence leaving River Road and with Stevens' West and North line for nine calls: First with Stevens and then with Luther Cullum (Deed Book 3405, Page 361, in the Register's Office of Davidson County, Tennessee), South 35 degrees 41 minutes 40 seconds East 278.99 feet to an iron pin set; thence leaving the abandoned road and with an ancient fence, South 82 degrees 34 minutes 54 seconds West 103.81 feet to a post; thence North 83 degrees 20 minutes 17 seconds West 47.21 feet to a post; thence North 65 degrees 00 minutes 57 seconds West 86.93 feet to a tree in the fence; thence North 54 degrees 25 minutes 11 seconds West 54.48 feet to a post; thence North 61 degrees 01 minutes 03 seconds West 237.46 feet to a cedar tree; thence South 72 degrees 58 minutes 11 seconds West 101.58 feet to a post; thence North 83 degrees 46 minutes 52 seconds West 160.74 feet to a tree in the fence; thence North 85 degrees 30 minutes 49 seconds West 61.06 feet to a tree in the fence; thence with Luther Cullum, North 87 degrees 44 minutes 06 seconds West 177.99 feet to a Hickory in the fence, the Southeast corner of Tract 2 (5.359 acres); thence leaving Cullum and with Tract 2 East line, North 34 degrees 30 minutes 31 seconds East 477.29 feet to an iron pin set on the South margin of River Road; thence leaving Tract 2 and with the margin of River Road and a curve to the right having the following characteristics: Delta- 05 degrees 29 minutes 56 seconds; Radius=1859.89 feet; Arc= 178.50 feet; Tangent= 89.32 feet; Chord= South 59 degrees 48 minutes 20 seconds East 178.43 feet to a point; thence South 57 degrees 03 minutes 22 seconds East 463.41 feet to the point of beginning, containing 5.28 acres, more or less, according to a survey by Randolph L. Chapdelaine R.L.S. # 1444, dated December 6, 1985.

Being the same property conveyed to Donald H. Sepulski, by deed from Howard C. Duke, unmarried, dated June 13, 1997, and of record in Book 10492, page 465, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of River Road.

This conveyance is subject to an ingress/egress easement across the Southeast corner of subject property as set forth in Book 10492, Page 465, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DORIS J. SZYPULSKI, her heirs and assigns, forever. And I do covenant with the said DORIS J. SZYPULSKI, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2003 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said DORIS J. SZYPULSKI, her heirs and assigns, against the lawful claims of all persons whomsoever.

The said DONALD H. SEPULSKI further certifies that the property being conveyed herein is vacant property and is not nor ever been the principal residence of himself or his wife, HILDA F. SEPULSKI.

WITNESS MY HAND, as and for this 10th day of September, 2003.

DONALD H. SEPULSKI

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DONALD H. SEPULSKI, married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 08-15-06

TONYA K. LAMBRIGHT
NOTARY PUBLIC
AT LARGE
HUMPHREYS COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $39,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Doris J Szypulski
AFFIANT

Sworn to and subscribed to before me this 10th day of September, 2003.

NOTARY PUBLIC
DARLENE M. SHARRON
Notary Public, State of New York
No. 01SH4517154
Qualified in Saratoga County
Commission Expires July 31, 2006

My Commission Expires: 7/31/2006

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Tax Map 101
Parcel No. 127, FIELD BK. NO. 8D-10650

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. DORIS J. SZYPULSKI
8 Garden Ave
Albany, NY 12203