STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,500.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

26th DAY OF August, 2003

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES 1-29-05

ELAINE EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

File No. G3-9098D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anna Davis (NAME)	Freeman Webb Mortgage Corp. (NAME)	21-337 (5.16 acres)
155 Babbs Drive (STREET ADDRESS OR ROUTE NUMBER)	545 Mainstream Dr. (STREET ADDRESS)	Davidson County DEEDWARR Recvd: 09/18/03 13:47 3pgs Fees:18.00 Taxes:719.65
Joelton, Tennessee 37080 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37027 (CITY)(STATE) (ZIP)	20030918-0138362

FOR AND IN 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, Mary Lynn Patton, Single person, HEREINAFTER CALLED THE GRANTORS, HAVE *unmarried BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna Davis, 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, being Lot No. 10 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey, Surveyor, #823, and known as Job No. 80-247; and described according to a survey made by John Kohl and Company, dated 11/2/93 and 11/17/95, License No. 100, whose address is 400 7th Ave S., Nashville, TN 37203, as follows:

SRR ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Being the same property conveyed to Mary Lynn Patton, single person, by Deed of Record in Book 9876, Page 858, dated November 30, 1995, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 155 Babbs Drive, Joelton, TN 37080.

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. Whenever 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 26th day of August, 2003.

Mary Lynn Patton

Mary Lynn Patton

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 Mary Lynn Patton, Single person, 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, this 26th day of August, 2003.

Commission expires 9/3/06

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of August, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of August, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 10 of the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Bruce Rainey, Surveyor, #823, and known as Job No. 80-247; and described according to a survey made by John Kohl and Company, dated 11/2/93 and 11/17/95, License No. 100, whose address is 400 7th Ave S., Nashville, TN 37203, as follows:

Said Lot No. 10 begins at a point in the center of a privately maintained road at the common boundary between lots 9 and 10; thence S. 10 deg. 27' 02" E. 528.87 feet along said common boundary to a point in the southerly boundary of said tract; thence northeasterly along the southerly boundary N. 82 deg. 35' 38" E. 76.85 feet to a point; thence N. 22 deg. 40' 42" E. 111.95 feet to a point; thence S. 87 deg. 25' 52" E. 81.00 feet to a point; thence N. 03 deg. 40' 52" W. 83.00 feet; thence N. 70 deg. 49' 08" E. 12.01 feet to a point; thence S. 03 deg. 40' 52" E. 100.00 feet to a point; thence N. 23 deg. 16' 03" S. 563.53 feet to a point at the common boundary between Lots 10 and 11; thence northwesterly along said common boundary N. 52 deg. 29' 44" W. 259.13 feet to a point at the common boundary between Lots 10 and 11 located in the center of a privately maintained road; thence southwesterly along the center of said road S. 37 deg. 30' 16" W. 185.46 feet to a point; thence S. 63 deg. 46' 56" W. 237.18 feet to the point of beginning, containing 5.16 acres, more or less.

Together with an Agreement for Dedication of Easement for Roadway, Public Utility and Anchor of record in Book 6818, Page 856, said Register's Office and an Agreement to maintain private roadway of record in Book 6697, Page 795, said Register's Office.