FILE NO. SP42334
FILE BOX "7"

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Wendy R. Fly
4249 Samoa Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Calvary Banking
1114 West Main Street
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 09/24/03 12:35 2pgs
Fees:13.00 Taxes:362.60
20030924-0141472

MAP 075-06-0
GROUP
PARCEL 77.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Rankin, Administrator of the Estate of Donna H. Armistead,** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Wendy R. Fly, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Hermitage Estates, Section II, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Donna H. Armistead, with a life estate to Sue H. Burch, by deed from Sue H. Burch dated October 10, 1995, of record in Book 9825, page 589, Register's Office for Davidson County, Tennessee. The said Sue H. Burch predeceased Donna H. Armistead. Donna H. Armistead died on July 27, 2002, and her Estate is subject to Court supervised administration beginning on February 18, 2003, under Docket Number of 03P-260. The undersigned Brandon Rankin is Administrator of the Estate.

This is improved property known as 4249 Samoa Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien not yet due and payable. Map 075-06-0, Parcel 77.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 3925, page 25; Book 3952, page 881; Book 41523, page 618; Book 4182, page 78; and in Book 4341, page 247, said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3700, page 23, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner'Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations.. Reference is here made to said Plat for a complete depiction of all matters thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of September, 2003

Brandon Rankin Administrator
Brandon Rankin, Administrator

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brandon Rankin**, with whom I am personally acquainted, and who acknowledged himself to be the Administrator of the Estate of Donna H. Armistead, the within bargainor; and who acknowledged that he executed the within Warranty Deed on behalf of said Estate, signing his name as Administrator, with full power and authority so to do, and for the purposes therein contained.

WITNESS my hand and official seal at office this the 22nd of September, 2003.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $98,000.00.

AFFIANT

Subscribed and sworn to before me on this the 22nd day of September, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE