This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

NEW OWNER:

Harry Zelenenski
Gloria Zelenenski
1009 Morrisey Court
Nashville, TN 37221

SEND TAX BILL TO:

same

MAP & PARCEL:

142-13-0-B-019.00 CO

Davidson County DEEDWARR
Recvd: 10/20/03 15:29 2pgs
Fees:13.00 Taxes:865.80

20031020-0154899

WARRANTY DEED

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, **Archie E. Tomlinson, Jr. and wife, Shirley B. Tomlinson**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Harry Zelenenski and wife, Gloria Zelenenski**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Riverside, Phase 4B, as of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Archie E. Tomlinson, Jr. and wife, Shirley B. Tomlinson by deed from Rochford Realty and Construction Co., Inc. of record in Volume No. 200011020109055, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 2003 Taxes are a lien, now due and payable. Said taxes have been prorated between Grantor and Grantee and paid with this conveyance.
2. Restrictive covenants contained in Book 7405, page 780, RODC, TN.
3. Easement for Utilities of record in Book 6970, page 278, RODC, TN.
4. Easement for Waterline of record in Book 6970, page 275, RODC, TN.
5. Easement for ingress/egress of record in Book 7103, page 48, RODC, TN.
6. Subject to any and all building and zoning regulations of City, County and State.

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(s), their heirs and assigns, forever;

AND WE COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

TNJ/cg/15005.2003

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.

This ( ) unimproved (X) improved property is known as: 1009 Morrisey Court, Nashville, TN 37221

WITNESS OUR HAND(S) THIS 16TH DAY OF OCTOBER, 2002 IN FRANKLIN, TENNESSEE.

Archie E. Tomlinson Jr.
SELLER: Archie E. Tomlinson, Jr.

Shirley B. Tomlinson
SELLER: Shirley B. Tomlinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Archie E. Tomlinson, Jr. and wife, Shirley B. Tomlinson, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 16th day of October, 2003 in Brentwood, TN.

Notary Public

My Commission Expires: 5/19/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Archie E. Tomlinson Jr.
Affiant

Sworn to and subscribed to me, the undersigned, this 16th day of October, 2003, in Brentwood, Tennessee.

Notary Public

My Commission Expires: 5/19/07

TNJ/cg/15005.2003