Davidson County DEEDWARR
Recvd: 10/22/03 13:59 3pgs
Fees:18.00 Taxes:451.40
20031022-0156374

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of October, 2003, by and between ROBERT WALLACE BURDETTE, JR. and LARISSA L. BURDETTE, HUSBAND AND WIFE, hereinafter called Grantors, and JOHN T. FELTS, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT WALLACE BURDETTE, JR. and LARISSA L. BURDETTE, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JOHN T. FELTS, UNMARRIED, hereinafter referred to as Grantee, HIS successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7479 WILKINSON ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind THEMSELVES AND THEIR successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

ROBERT WALLACE BURDETTE, JR.
Signature of Seller

LARISSA L. BURDETTE
Signature of Seller

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT WALLACE BURDETTE, JR. and LARISSA L. BURDETTE, HUSBAND AND WIFE, the within named 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, at office, this **21st** day of October, 2003.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JOHN T. FELTS, UNMARRIED

7479 WILKINSON ROAD
JOELTON, TN 37080

Property Address:

7479 WILKINSON ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

First Horizon Home Loans
4000 Horizon Way
Irving, TX 75063

Map & Parcel #: MAP 15, PARCEL 139

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$122,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John T Felts 10/21/03
Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **October, 2003.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land situated in the 14th Civil District of Davidson County, Tennessee, and described according to a survey of C.J. Carney, Surveyor, dated June 5, 1967, as follows:

Beginning at a point in the center of Wilkinson Road, Southeast corner of Martin Gammon, Jr. lot; thence with Gammon's line North 54 deg. West 542 feet to a stake; thence South 35 deg. West 589 feet to an iron pin; thence South 80 deg. East 700 feet to a point in the center of said Wilkinson Road; thence with the center of said road, North 17 deg. 20' East 300 feet to the point of beginning, containing 6 acres, more or less.

BEING the same property conveyed unto ROBERT WALLACE BURDETTE, JR. and LARISSA L. BURDETTE, HUSBAND AND WIFE, by Warranty Deed from DEVERY T. AND NANCY J. DRAKE MOSES, of record in DEED BOOK 8432, PAGE 265, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 15, PARCEL 139).
2. Unrecorded easements for roads and utilities, if any.