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H&A

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $23,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 28 day of October, 2003.

Notary Public
My Commission Expires: March 24, 2005

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/31/03 08:12 5pgs
Fees:28.00 Taxes:85.10
20031031-0159967

ADDRESS NEW OWNER:
2862 Highway 41
Springfield, TN

SEND TAX BILL TO:
SAME

Map: 43-1, Parcel: 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ronnie L. Filson and Donald R. Filson, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Wallace Mitchell, a single person, hereinafter the GRANTEE, his successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs, successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Jerry Anne Filson and Judith M. Filson join in the conveyance to convey their spousal interest, if any.

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 hand this 28 day of October, 2003.

GRANTORS:

Ronnie L. Filson

Jerry Anne Filson

Donald R. Filson

Judith M. Filson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said County and State, Ronnie L. Filson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of October, 2003.

Notary Public

My Commission Expires: March 24, 2005

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said County and State, Jerry Anne Filson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of October, 2003.

Notary Public

My Commission Expires: March 24, 2005

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said County and State, Donald R. Filson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of October, 2003.

Notary Public

My Commission Expires: March 26, 2005

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said County and State, Judith M. Filson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of October, 2003.

Notary Public

My Commission Expires: March 26, 2005

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of East Lawn Subdivision, Block "G", as of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Ronnie L. Filson and Donald R. Filson, by Warranty Deed from Karene Properties, a Limited Partnership, of record in Book 9454, Page 202, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2004 and subsequent years: A lien, not yet due or payable.

If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

2. Plan of record in Plat Book 547, page 153 and 154, Register's Office for Davidson County, Tennessee.