Davidson County DEEDWARR
Recvd: 11/05/03 16:16 2pgs
Fees:13.00 Taxes:843.60
20031105-0162686

Instrument Prepared By:

File #: R02310

First National Financial Title Services, Inc., 1418 West Main Street, Suite B, Lebanon, TN 37087

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of October, 2003, by and between Patricia A. Fry, A/K/A Patricia Fay Atkinson and husband, Ray Atkinson party of the first part, and Craig A. Webb and Barbara Anne Webb, Husband and Wife parties of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said parties of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 086-04-0-C-037.00 CO, to wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 25, on the Plan of Jackson's Grove, Phase Three, as shown by plat of record in Plat Book 9700, Page 988, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Barry D. Pendley and Patricia A. Fry by Warranty Deed from Weekley Homes, L.P., a Delaware limited partnership, dated 12/12/01, recorded 12/14/01, in Instrument No. 200112140138275, of the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Patricia A. Fry, unmarried by Quitclaim Deed from Barry D. Pendley and Patricia A. Fry, both unmarried, dated 12/12/01, recorded 01/10/02, as Instruement No. 200201100003773, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that s/he is lawfully seized in fee of the aforedescribed real estate; that s/he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto s/he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

and quiet possession thereto s/he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Patricia A. Fry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Patricia A. Fry, unmarried, 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 s/he executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 27th day of October, 2003.

Notary Public

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $228,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 27th day of October, 2003.

Notary Public

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires:

PROPERTY ADDRESS AND SEND TAX BILL TO:
NEW OWNER
1532 Rachaels Ridge
Hermitage, TN 37076