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 **6th** day of **November, 2003, by and between SOLOMON O. GAMBRELL, A WIDOWER, UNMARRIED, hereinafter called Grantor, and COMER E. PULLEY, JR. and EVA J. PULLEY, HUSBAND AND WIFE, hereinafter called Grantees.**

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, SOLOMON O. GAMBRELL, A WIDOWER, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto COMER E. PULLEY, JR. and EVA J. PULLEY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 Grantor 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 1392 FLORENCE AVENUE, MADISON, TN 37115.

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

Grantor further covenants and binds himself and his successors and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Solomon O. Gambrell
by my attorney in fact
William H. Gambrell
SOLOMON O. GAMBRELL

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 11/11/03 10:46 3pgs
Fees:18.00 Taxes:131.35

20031111-0164861

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **6th** day of **November, 2003** before me personally appeared WILLIAM R. GAMBRELL, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SOLOMON O. GAMBRELL and SOLOMON O. GAMBRELL, and acknowledged that he/she executed the same as the free act and deed of said , per Limited Power of Attorney of record in INSTRUMENT No. 20031111-0164859, recorded immediately prior hereto.

Witness my hand, at office, this **6th** day of **November, 2003.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

COMER E. PULLEY, JR. and EVA J. PULLEY, HUSBAND AND WIFE
6147 Marrowbone Lake Rd.
Joelton, Tn 37080

Property Address:

1392 FLORENCE AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 34-13 PARCEL 188

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 **$35,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **November, 2003.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

Lot No. 27 of Block "G" in East Lawn Subdivision, as shown of record on plat now on file in Plat Book 547, page 153-154, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to S.O. GAMBRELL, A/K/A SOLOMON O. GAMBRELL, AND WIFE, BUNA M. GAMBRELL, by Warranty Deed from MRS. J.R. GAMBRELL, of record in BOOK 1514, PAGE 312, Register's Office for DAVIDSON County, Tennessee, the said Buna M. Gambrell having since died, the property vests by operation of law in her surviving spouse, S.O. Gambrell, a/k/a Solomon O. Gambrell, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 34-13 PARCEL 188).
2. All matters as set forth on the Plan of record in Plat Book 547, page 153-154, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.