Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/03 11:02 3pgs
Fees:18.00 Taxes:188.70
20031114-0166598

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Lathea J. Merritt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2003

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar Merritt (NAME)	Same (NAME)	MAP 45
106 Arta Drive (ADDRESS)	(NAME) (ADDRESS)	PARCEL 3
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mary E. Merritt, unmarried, by The Guardianship and Trusts Corporation as Conservator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edgar Merritt and wife, Lathea J. Merritt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a rock on the South side of Little Marrowbone Road, in the Leslie line; thence with said road as follows: South 50 deg. West 25 poles; South 25 deg. West 15 poles; South 30 deg. West 20 poles; South 56 deg. West 35 poles; South 51 deg. West 20 poles; South 35 deg. West 22 poles to a point in the center of said road; thence North 39 deg. West 11 poles; thence North 1 deg. West 14 poles; thence North 18 deg. East 10 poles; thence North 27 deg. East 39 poles; thence North 63 deg. East 24 poles; thence North 74 deg. East 24 poles; thence North 78 deg. East 32 poles to a rock, the point of beginning, containing 22 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the center of Little Marrowbone Road; thence, with the center of said road as follows: South 54 deg. West 85 feet and South 35 deg. 30' West 363 feet; thence, leaving the said road, North 39 deg. West, 181.5 feet; thence North 1 deg. West 231 feet; thence North 18 deg. East 165 feet; thence North 27 deg. East 151.5 feet; thence a new line, South 41 deg. East 422.4 feet to the point of beginning, containing 3.25 acres, according to survey of Cummings Surveying Company, dated June 18, 1969.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5208 Little Marrowbone Road, Ashland City, TN 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do 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. 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.

Witness my hand this 12th day of November, 2003

Mary E. Merritt
By: The Guardianship and Trusts Corporation, Conservator
Mary E. Merritt by Christine Royer for
Guardianship & Trusts, Conservator
Christine Royer, Associate Executive Director

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christine Rover and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Associate Executive Director and _____ respectively of the The Guardianship and Trusts Corporation the within named bargainor, and corporation, and that She as such Associate Executive Director and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Christine Rover as such Assoc. Exe. Director, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 12th day of November, 2003 .

My commission expires 11/26/05

Laura A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Edgar Merritt and wife Fredia Merritt by deed from J. C Merritt and wife, Mary Elizabeth Merritt of record in Book 4344, page 481, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J. C. Merritt and wife, Mary E. Merritt by deed from Eddie Adcock and wife, Alice Adcock of record in Book 2034, page 281, Register's Office for Davidson County, TN. The said J. C. Merritt having since died 11/20/01 and the property vested in Mary E. Merritt by estate by the entireties. Guardianship and Trusts Corporation having been appointed Conservator of the Estate of Marry E. Merritt and the Probate Court for Davidson County having ordered the sale of said property in Docket No. 02P-0320.

Subject to Right of Way Agreement to Tennessee Gas Transmission Company of record in Book 2275, page 153, Register's Office for Davidosn County, Tennessee.

The legal description is the same as the previous deed of record.