STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of November, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/20/03 13:24 2pgs
Fees:13.00 Taxes:525.40
20031120-0169461

ADDRESS NEW OWNER(S) AS FOLLOWS:
Betty J. Easton
7520 Dove Valley Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
141-6-A-21

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paula Hutson, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Betty J. Easton,** unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Revised, Section One, Poplar Ridge, of record in Plat Book 7900, page 206, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paula Hutson by Deed from Wade J. Marek and wife, Brittina A. Marek of record in Instrument No. 200202210022754, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 206, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8113, Page 105, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8113, Page 116, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 9081, page 74, Register's Office for Davidson County, Tennessee.

Charter of Poplar Ridge Homeowner's Association of record in Book 8232, page 501, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 7520 Dove Valley Drive, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of November, 2003.

Paula Hutson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula Hutson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2003.

Notary Public

My Commission Expires: 4/4/05

K. THOMAS SIDWELL
Notary Public At Large
WILLIAMSON COUNTY, TN