THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

Affiant

Sworn to and subscribed before me this 13 day of _____, 2003.

NOTARY PUBLIC

My Commission Expires: 5.28.06

Davidson County DEEDWARR
Recvd: 11/21/03 09:55 3pgs
Fees:18.00 Taxes:194.25

20031121-0169780

NEW OWNER
TN Homebuyers, Inc.
P.O. Box 791
Joelton, TN 37080

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 133-2
Parcel 81

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherry Walkup Barajas, as to a 30% interest, Morris W. Brown, Jr., as to a 10% interest,** Annie Lee Corlew, **as to a 15% interest, Carol Dilbeck, as to a 15% interest, and Julia A. Claybrook, as to a 30% interest** hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **TN Homebuyers, Inc.**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Map of the Woodbine Sales Corporation Plan of Lots, called "Pleasant View", as of record in Book 1130, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 54 feet on the southerly side of Thuss Avenue, and extends back 157.6 feet on the westerly line and 157.2 feet on the easterly line, to a dead line in the rear, measuring 54 feet thereon.

Being the same property conveyed to John F. Binkley and wife, Cora Louise Binkley, by deed from William R. Clark and wife, Beulah Mai Clark, of record in Book 2093, page 357, Register's Office for Davidson County, Tennessee, the said Cora Louise Binkley having since died and having been predeceased by John F. Binkley. Said property was devised to Sherry Walkup Barajas, as to a 30% interest, Morris W. Brown, Jr., as to a 10% interest, Annie Lee Corlew, as to a 15% interest, Carol Dilbeck, as to a 15% interest, and Julia A. Claybrook, as to a 30% interest, by will of record in Will Book 5215, page 1093480, Probate Clerk's Office for Davidson County, Tennessee

This is improved property known as 255 Thuss Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 13th day of November, 2003.

Sherry W. Barajas

Julia A. Claybrook

Morris W. Brown, Jr. III MB for MB

Annie Lee Corlew

Carol Dilbeck

State of California
County of SANTA CLARA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sherry W. Barajas**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of October, 2003.

NOTARY PUBLIC

My Commission Expires: _____

DAVID M. ROTA
Commission # 1424040
Notary Public - California
Santa Clara County
My Comm. Expires Jun 22, 2007

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Julia A. Claybrook**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of November, 2003.

PATRICIA G. CAMPBELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 5-30-07

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Morris W. Brown, Jr.**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of November, 2003.

Patricia G. Campbell
NOTARY PUBLIC

PATRICIA G. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-30-07

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Annie Lee Corlew**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of Norember, 2003.

Patricia G. Campbell
NOTARY PUBLIC

PATRICIA G. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-30-07

Illinois)
County of Macon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Carol Dilbeck**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of October, 2003.

Martha J. Hawkins
NOTARY PUBLIC

My Commission Expires: 8-3-04

OFFICIAL SEAL
MARTHA J. HAWKINS
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires August 3, 2004