Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

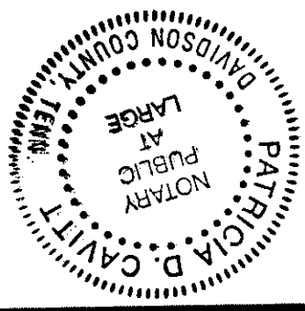
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2003.

Notary Public
My commission expires: 5/28/06



Address of New Owner:	Send Tax Bills to:	Tax Information
Adam Eaton 7104 Legacy Drive Antioch TN 37013	1st National Bank of Arizona 1760 Old Meadow Rd 3rd Fl. McLean VA 22102	182-06-0-A-113.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis R. McDuffie and wife, Robin M. McDuffie**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Adam C. Eaton and wife, Ashley Eaton**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 113, on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for said County, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to Dennis R. McDuffie and wife, Robin M. McDuffie by deed from The Craig Company, a Tennessee Corporation, of record in Instrument No. 20020520-0061408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7104 Legacy Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/24/03 14:59 2pgs
Fees:13.00 Taxes:481.00
20031124-0170656

WITNESS my hand this 19 day of November, 2003.

Dennis R. McDuffie

Robin M. McDuffie

STATE OF VIRGINIA
COUNTY OF Goochland

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dennis R. McDuffie and Robin M. McDuffie**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goochland, VA, this 19th day of November, 2003.

Emma S. Testerman
Notary Public

My Commission expires: May 31, 2004

EMMA S. TESTERMAN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA