Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 12/01/03 13:14 3pgs
Fees:18.00 Taxes:72.15
20031201-0172506

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
B & T Building Group, LLC NEW OWNER 052-09-0- 080.00
4564 Raccoon 05209008000
Hermitage, TN 37076

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FOR AND IN 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

Gerald C. Wilson and wife, Nyla J. Wilson and
Raymond Jeffrey Wilson

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
B & T Building Group, LLC, a Tennessee Limited Liability Company
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being all of Lot 4 in Montague Park according to a plat and survey of record in Plat Book 421, Page 141 as recorded in the Register's Office for Davidson County, Tennessee, to which plat and survey reference is hereby made for a more complete description.

Being the same property conveyed to Gerald C. Wilson and wife, Nyla J. Wilson and Raymond Jeffrey Wilson by Quit Claim Deed, dated January 2, 1999 of record in Book 11317, Page 844, Register's Office for Davidson County, Tennessee.

Reference is hereby made to the Power of Attorney of Gerald C. Wilson and wife, Nyla J. Wilson being recorded in Instrument No. 20031201-0172505, Register's Office for Davidson County, Tennessee. The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This conveyance is subject to all restrictions and easements of record.

This is UNIMPROVED property known as East Due West Avenue Madison TN 37115.

TO HAVE AND TO HOLD the said tract of 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 OUR HANDS THIS 24TH DAY OF NOVEMBER, 2003.

Gerald C. Wilson By Raymond Jeffrey Wilson, Attorney in Fact
Gerald C. Wilson
By: Raymond Jeffrey Wilson, his atty-in-fact

Nyla J. Wilson By Raymond Jeffrey Wilson, Attorney in Fact
Nyla J. Wilson
By: Raymond Jeffrey Wilson, her atty-in-fact

Raymond Jeffrey Wilson, Attorney in Fact
Raymond Jeffrey Wilson

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, RAYMOND JEFFREY WILSON WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 24TH OF NOVEMBER, 2003.



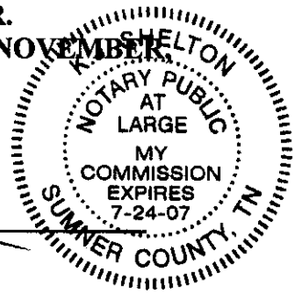
Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, RAYMOND JEFFREY WILSON, IN HIS/HER CAPACITY AS ATTORNEY IN FACT FOR GERALD C. WILSON AND WIFE, NYLA J. WILSON, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE ATTORNEY IN FACT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 24TH DAY OF NOVEMBER, 2003.



Notary Public K. J. Shelton

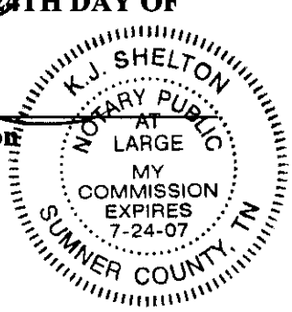
MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2003.



Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 07/24/07

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Gerald C. Wilson & Nyla J. Wilson

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 24th day of November, 2003

Raymond Jeffrey Wilson

Raymond Jeffrey Wilson

SWORN to and subscribed before me, this 24th day of November, 2003

Notary Public K. J. Shelton

My Commission Expires: July 24, 2007

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

AIF-POA.RDW