PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of December, 2003, by and between MARGARET I. CHANCE, A MARRIED WOMAN, and AVA B. CHANCE, A MARRIED WOMAN, hereinafter called Grantors, and ALFRED E. SHAW and EVELYN C. SHAW, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARGARET I. CHANCE, A MARRIED WOMAN, and AVA B. CHANCE, A MARRIED WOMAN, Grantors, do hereby bargain, sell, transfer and convey unto ALFRED E. SHAW and EVELYN C. SHAW, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1105 GALLATIN ROAD NORTH, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

HOMER E. CHANCE, husband of MARGARET I. CHANCE, the Grantor herein, and RANDY E. CHANCE, husband of EVELYN C. SHAW, the Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Margaret I. Chance
MARGARET I. CHANCE

Homer E. Chance
HOMER E. CHANCE
SPOUSE OF SELLER

Ava B Chance
AVA B. CHANCE

Randy E Chance
RANDY E. CHANCE
SPOUSE OF SELLER

Davidson County DEEDWARR
Recvd: 12/11/03 08:46 4pgs
Fees:23.00 Taxes:1591.00
20031211-0177492

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET I. CHANCE, joined by HER HUSBAND, HOMER E. CHANCE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, **2003.**

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AVA B. CHANCE, joined by HER HUSBAND, RANDY E. CHANCE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5TH day of

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

ALFRED E. SHAW and EVELYN C. SHAW, HUSBAND AND WIFE

1105 Gallatin Road N.
Madison, TN 37115

Property Address:

1105 GALLATIN ROAD NORTH
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43, PARCEL 30

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$430,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of December, **2003.**

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Beginning at a concrete monument in the easterly margin of the Louisville and Nashville Railroad and the southwest corner of the hereindescribed tract, said concrete monument being North 0 deg. 28' West a distance of 658.4' from another concrete monument at the end of a 6437.0' radius curve in the easterly margin of the Louisville and Nashville Railroad and continuing as follows: North 0 deg. 28' West a distance of 97.31' to an iron pin; thence, leaving the easterly margin of the Louisville and Nashville Railroad, South 89 deg. 03' East a distance of 207.38' to an iron
pin in the westerly margin of Gallatin Pike and the northeast corner of the hereindescribed tract; thence, with the westerly margin of Gallatin Pike, South 14 deg. 20' West a distance of 100.00' to an iron pin; thence, leaving the westerly margin of Gallatin Pike, North 89 deg. 03' West through a highway marker at 11.28', a total distance of 181.83' to the point of beginning and containing 0.434 acres, more or less, per survey by Turner Engineering Company, Inc. dated August 18, 1971.

BEING the same property conveyed to HOMER E. CHANCE AND RANDY E. CHANCE, by Warranty Deed from LELAND T. DAVIS, of record in BOOK 4572, PAGE 745, Register's Office for DAVIDSON County, Tennessee. The said Homer E. Chance subsequently conveyed all of his one-half undivided interest in and to said property unto his wife, Margaret I. Chance, by Quitclaim Deed of record in Book 7439, page 562, said Register's Office, and the said Randy E. Chance having conveyed all of his one-half undivided interest in and to said property unto his wife, Ava B. Chance, by Quitclaim Deed of record in Book 7439, page 564, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 43, PARCEL 30).
2. Unrecorded easements for roads and utilities, if any.

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4621, page 600, said Register's Office.

4. Deed of conveyance of sewer lines to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4645, page 660, said Register's Office.

5. Easement for sewer line serving adjacent property, of record in Book 5987, page 133, said Register's Office.

6. Lease with The Lamar Corporation, a memorandum of which is of record in Instrument No. 20031016-0153437, said Register's Office.