This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Michael Corley
108 Faulkner Lane
Mt. Juliet, TN 37122

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 12/11/03 09:32 3pgs
Fees:18.00 Taxes:388.50
20031211-0177552

SEND TAX BILL TO:
Owner

MAP 064-11-0-A
GROUP
PARCEL 71.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Briggs and Brenda Maxine Briggs** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael Corley and wife, Linda Corley**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 71 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250 at page 621 and 622, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larry Briggs and Brenda Maxine Briggs by deed from Henry C. Cisneros, Secretary of Housing and Urban Development, of Washington, D. C. dated June 30, 1993, of record in Book 904, page 38, Register's Office for Davidson County, Tennessee.

Larry Briggs executes this instrument of behalf Brenda Maxine Briggs, by virtue of a Limited Power of Attorney filed for record in Instrument No. 20031211-0177551 Register's Office for Davidson, Tennessee.

This is improved property known as 307 South Cameron Court, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien now due and payable. Map 064-11-0-A, Parcel 71.00C0 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 6777, page 453 and Book 6783, page 805 and Book 7189, page 553, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 821 and 822, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback line and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 25th day of November, 2003.

Larry Briggs

Brenda Maxine Briggs
By Larry Briggs ATTN IN FACT

Brenda Maxine Briggs, by Larry Briggs, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry Briggs** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 2003.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 25th day of November, 2003, in Mt. Juliet, Tennessee, before me personally appeared Larry Briggs, to me known to be the person who executed the foregoing Warranty Deed on behalf of Brenda Maxine Briggs, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Brenda Maxine Briggs, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 25th day of November, 2003.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day
of November, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE