This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 043-13-0
PARCEL: 270.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
The Frank L. Walden Revocable Living Trust
203 Walker Terrace
Madison, TN 37015

Davidson County DEEDWARR
Recvd: 12/17/03 13:55 2pgs
Fees:13.00 Taxes:173.90
20031217-0180051

WARRANTY DEED

THIS INDENTURE, made this 10th day of December, 2003 between

R.D. Whittle and Dorothy Coley

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

The Frank L. Walden Revocable Living Trust

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, as follows:

Being Lot No. 30 of Block "C" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County.

Said Lot fronts 50 feet on the Southerly side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to W. H. Whittle and wife, Ada B. Whittle by Deed from Henry E. Barry and wife Frankie Barry of record in Book 2437, Page 547, Davidson County Register of Deeds Office. W.H. Whittle and wife, Ada B. Whittle now being deceased, leaving R.D. Whittle and Dorothy Coley as their only heirs at law as evidenced by Affidavit of Inheritance of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which Grantor will pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

R.D. Whittle

Dorothy Coley by Thomas C. Coley Attorney in Fact
Dorothy Coley by Thomas C. Coley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R.D. Whittle 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 and official seal at office this 10TH day of December, 20[illegible]

Notary

My Commission Expires: 12/31/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10TH day of December 2003, before me personally appeared Thomas C. Coley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Dorothy Coley acknowledged that such person executed the same as the free act and deed of Dorothy Coley.

Notary

My Commission Expires: 12/31/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $47,000.00.

Affiant

Sworn to and subscribed before me, this 10TH day of December, 2003.

Notary

My Commission Expires: 12/31/2004