ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:

SHARON ANNE JEFFERIES
1102 Saunders Avenue
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP/PARCEL 051-07-0 014.00

Davidson County DEEDWARR
Recvd: 12/19/03 11:13 3pgs
Fees:18.00 Taxes:505.05
20031219-0181115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 ($136,500.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **DAVID L. CONLEY**, have this day bargained and sold and by these presents do hereby transfer and convey unto **SHARON ANNE JEFFERIES**, her heirs and assigns, the following described lot or parcel of land in the **Davidson County**, Tennessee, as follows:

BEING Lot Number 13, on the Plan of Section Four, Pleasant Acres, as of record in Book 2133, page 121, described as follows: Beginning at a point on the westerly margin of Saunders Drive, at the common corner of Lots 13 and 14; thence with the line between said lots, westwardly 184.10 feet to a point; thence northwestwardly 150 feet to a point on the southeasterly margin of a 50 foot unnamed street: thence with the margin of said street, northeastwardly 195 feet to the beginning of a curve; thence along said curve eastwardly 33.37 feet to the westerly margin of Saunders Drive; thence with the margin of the same, southeastwardly along a slight curve, 219.74 feet to the beginning.

BEING the same property conveyed to David L. Conley by deed of record as Instrument #20030609-0078923, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2003 real estate taxes which are to be pro-rated, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE**, her heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 17th day of December, 2003.

DAVID L. CONLEY

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID L. CONLEY**, the bargainors, 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 Gallatin, Tennessee on this the 17th day of December, 2003.

NOTARY PUBLIC

KELLY COMM. EXP. NOTARY PUBLIC AT LARGE 2004 COUNTY, TENN.

MY COMMISSION EXPIRES:_____

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$136,500.00**, which amount is equal to or

greater than the amount which the property transferred would command at a fair voluntary sale.

Sharon Anne Jefferies
AFFIANT

SUBSCRIBED and sworn to before me, this the 17th day of December, 2003.

Kelly
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

KELLY
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
3-29-2004
SUMNER COUNTY, TENN.