Davidson County DEEDWARR
Recvd: 12/30/03 09:01 3pgs
Fees:18.00 Taxes:462.50
20031230-0183525

This Instrument Prepared Without Title Search, By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
George Brian Dillingham et ux
137 Mays Chapel Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MORTGAGEE:
Harriett Enoch Fuller
661 James Sowers Road
Statesville, North Carolina 28625

MAP AND PARCEL:
Map 044-11-0
Group
Parcel 25.00

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, I, ***Harriett Enoch Fuller***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ***George Brian Dillingham and wife, April Dawn Dillingham***, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 144 on the Plan of Section "A", Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for said County. Said Lot 144 fronts 47.6 feet on the westerly side of Orchard Drive and runs back 489 feet on the northerly line and 446.1 feet on the southerly line, to a dead line, measuring 147.5 feet thereon.

Being the same property conveyed to Halbert F. Fuller and wife, Harriett Enoch Fuller by deed dated October 2, 1953, from Willis O. Brown and wife, Mattie Baker Brown, as of record in Book 2199, page 96, Register's Office for Wilson County, Tennessee. Halbert F. Fuller has since died.

This is improved property known as 126 Orchard Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 2003 have been settled between the parties.

This instrument was prepared without title search or abstract, none having been requested, from information provided by the Grantor and/or the Grantees. The preparer of this instrument assumes no responsibility for the accuracy of the information contained herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George Brian Dillingham and wife, April Dawn Dillingham, their heirs and assigns, forever; and we, Harriett Enoch Fuller 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of December, 2003

_____ Harriett Enoch Fuller

Harriett Enoch Fuller

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Harriett Enoch Fuller***, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 19th day of December, 2003.

Patricia M. Gwin

NOTARY PUBLIC

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

My Commission Expires: December 15, 2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 125,000.00

Joyce Ann Dillihay

AFFIANT

Subscribed and sworn to before me this 19th day of December, 2003.

Patricia M. Gwin

NOTARY PUBLIC

My Commission Expires: December 15, 2004

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