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

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **December, 2003, by and between SAMUEL M. EDMONDSON, JR. and BERNICE M. EDMONDSON, HUSBAND AND WIFE, hereinafter called Grantors, and ROBERT L. M. CONLEY, JR., UNMARRIED, and PHILLIP M. THOMAS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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, SAMUEL M. EDMONDSON, JR. and BERNICE M. EDMONDSON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto ROBERT L. M. CONLEY, JR., UNMARRIED, and PHILLIP M. THOMAS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 3201 TOWNE VILLAGE ROAD, ANTIOCH, TN 37013.

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, heirs and assigns, to warrant and forever defend the title to said Grantees, its successors and assigns, against the lawful claims of all person whomsoever.

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

Davidson County DEEDWARR
Recvd: 12/30/03 09:39 3pgs
Fees:18.00 Taxes:428.83

20031230-0183576

Samuel M. Edmondson Jr.
SAMUEL M. EDMONDSON, JR.

Bernice M. Edmondson
BERNICE M. EDMONDSON

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, SAMUEL M. EDMONDSON, JR. and BERNICE M. EDMONDSON, HUSBAND AND WIFE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of December, 2003.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROBERT L. M. CONLEY, JR., UNMARRIED, and PHILLIP M. THOMAS, UNMARRIED

3201 TOWNE VILLAGE ROAD
ANTIOCH, TN 37013

Property Address:

3201 TOWNE VILLAGE ROAD
ANTIOCH, TN 37013

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 150-11, PARCEL 29

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 **$115,900.00** 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 **22nd** day of **December, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Towne Village of The Country, Section 2, as of record in Book 5200, pages 176 and 177, said Register's Office.

Said Lot No. 138 fronts 65.0 feet on the southwesterly side of Towne Village Road and fronts 80.0 feet on the southeasterly side of New Towne Road said frontages being joined by a curve which measures 39.27 feet and runs back 90.0 feet on the southwesterly line and 105.0 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to SAMUEL M. EDMONDSON, JR. and BERNICE M. EDMONDSON, HUSBAND AND WIFE, by Warranty Deed from RANDALL LEE PHILLIPS, of record in BOOK 6532, PAGE 785, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 150-11, PARCEL 29).
2. All matters as set forth on the Plan of record in Plat Book 5200, page 176 & 177, said Register's Office, which plan includes a 20-foot minimum building setback line from TOWNE VILLAGE ROAD; a 10-foot public utility and drainage easement along the REAR AND NORTHEAST lot lines; and a 5-foot public utility and drainage easement along the southeast lot line and overhang easements across the front and northeast portions of said lot.

3. Restrictive Covenants of record in Book 5289, page 687, and Book 5486, Page 511, Register's Office for DAVIDSON County, Tennessee.