PREPARED BY:
SOUTHERN LAND & TITLE COMPANY, INC.
1101 C East Wood Street
Paris, TN 38242

Davidson County DEEDWARR
Recvd: 01/07/04 08:41 2pgs
Fees:13.00 Taxes:429.20
20040107-0002296

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, **CAROLYN FOLKS**, unmarried, her heirs and assigns, hereinafter referred to as GRANTOR, whether singular or plural, has bargained and sold and by these presents does transfer and convey unto **CHARLES S. FOLKS**, married, his heirs and assigns, hereinafter referred to as GRANTEE, whether singular or plural, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No.70 on the Plan of Laurel Acres, of record in Book 2133, page 43, Register's Office for said County. Beginning at a point on the westerly side of Mashburn Road; thence southerly along the said margin of said Road, 81 feet to a point which is the beginning of a curve with a radius of 25 feet; thence along said curve, 38.6 feet to a point in the north margin of Ennis Road; thence along the northerly margin of said road west 135.1 feet to a point; thence northerly 140 feet to a point; thence easterly 172.1 feet to the point of beginning.

This description taken from previous deed of record.

This being the same real estate conveyed to Carolyn Folks by Quitclaim Deed of Christopher W. McSorley, dated March 26, 2003, of record at 20030501-0058523, Register's Office of Davidson County, TN. Further reference is made to Book 10500, Page 962, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEE, GRANTEE'S heirs and assigns, forever. GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered.

And GRANTOR further covenants and binds GRANTOR'S heirs and representatives to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS GRANTOR'S hand(s) this the 27th day of December, 2003.

Carolyn Folks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named **Carolyn Folks**, the bargainor, with whom I am personally acquainted, and who acknowledged that bargainors executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Davidson County, Tennessee, this the 27 day of December, 2003.

ROBERT E. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires [illegible]

Name and address of the property owner
And Person or Entity Responsible
for Payment of Property Taxes:

Charles S. Folks
607 South Crestwood
Paris, TN 38242

119-7
64

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 116000 —, which amount is equal to or greater than the amount of which the property transferred would command at a fair voluntary sale.

Affiant

WITNESS my hand and official seal at office in Paris, Tennessee, this the 29th day of December, 2003.

Notary Public

My Commission Expires: 5-18-04

HENRY CO. TENNESSEE NOTARY PUBLIC AT LARGE