THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES:

Howard M. Skipworth (#012469)
Attorney at Law
Suite A
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by
SELLER or PURCHASER)

Davidson County DEEDWARR
Recvd: 02/13/04 12:41 3pgs
Fees:18.00 Taxes:408.11
20040213-0017436

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: ESTHER JOY ANGLIN, JOSEPH LEE BOYKIN, JR., and DEBORAH GAYLE BOYKIN, 3660 Alessio Road, Whites Creek, Tennessee, 37189-9021

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: ESTHER JOY ANGLIN, JOSEPH LEE BOYKIN, JR., and DEBORAH GAYLE BOYKIN, 3660 Alessio Road, Whites Creek, Tennessee, 37189-9021

MAP & PARCEL NO: Map 038-00-0 Parcel 065.00

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **ESTHER MURPHY BOYKIN**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, have bargained and sold, and by these presents do hereby transfer and convey unto **ESTHER JOY ANGLIN, *a 1/4 undivided interest;* JOSEPH LEE BOYKIN, JR., *a 1/4 undivided interest*;** and **DEBORAH GAYLE BOYKIN, *a 1/2 undivided interest,*** their heirs and assigns, hereinafter referred to as Grantees, a fee simple remainder interest at my death in certain tracts or parcels of land situated in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **ESTHER JOY ANGLIN, JOSEPH LEE BOYKIN, JR.,** and **DEBORAH GAYLE BOYKIN,** their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind her heirs, successors and assigns, to warrant and forever defend the title to 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.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 22nd day of December, 2003.

Esther Murphy Boykin
ESTHER MURPHY BOYKIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ESTHER MURPHY BOYKIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton, Davidson County, Tennessee, on this the 22nd day of December, 2003.

Sherrie Spann
NOTARY PUBLIC
My commission expires:

SHERRIE L. SPANN
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.
MY COMMISSION EXPIRES: JUNE 5, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $110,300.00.

Joseph Lee Boykin, Jr.
Joseph Lee Boykin, Jr.

Subscribed and sworn to before me
this 22nd day of December, 2003.

Sherrie Spann
Notary Public
My commission expires:

SHERRIE L. SPANN
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.
MY COMMISSION EXPIRES: JUNE 5, 2004

EXHIBIT A

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by W.R. Seigentheler dated April 30, 1960, as follows:

Beginning at a spike in the northerly margin of Allessio Road at the southwest corner of the property conveyed to Gladys L. Skaggs by deed from Briggs Cuye on January 26, 1959, and recorded in Book 2864, page 31, Register's Office for Davidson County, Tennessee; thence south 74 degrees 39 minutes west in the northerly margin of Allessio Road 221.4 feet, thence south 70 degrees 59 minutes west in the northerly margin of Allessio Road 78.6 feet to a point; thence north 16 degrees 17 minutes east 933.9 feet to a point in Yunker's southerly line; thence with Yunker's southerly line north 51 degrees 37 minutes east 325.0 feet to a beech tree; thence south 13 degrees 10 minutes west 412.3 feet with a fence to a point; thence south 12 degrees 26 minutes west 527.2 feet with a fence to the point of beginning, containing 5.09 acres, more or less.

BEING the same property conveyed to Joseph Lee Boykin and wife, Esther Murphy Boykin, by deed from E.E. McMath and wife, Stella B. McMath, of record in Book No 00003073, page 0000001, Register's Office of Davidson County, Tennessee. The said Joseph Lee Boykin having since died on April 17, 2001.

This is improved property known as 3660 Alessio Road, Whites Creek, Davidson County, Tennessee.