First Volunteer Title of Tennessee, Inc. 1411 West Main Street Ste C Lebanon, TN 37087

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Bryan E. Piercey
1407 Pierce Rd.
Madison, TN 37115

SEND TAX BILL TO:
Owner

MAP 43
PARCEL 1/85

MORTGAGEE:
AmSouth Bank
550 Metroplex Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 03/11/04 11:09 2pgs
Fees:13.00 Taxes:324.86
20040311-0028074

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 and sufficiency of which are hereby acknowledged, **Northfork Properties, Inc.** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Bryan E. Piercey and wife Debra A. Piercey**, hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots "O" and "P" in the W.P. Ready Subdivision of Thornton Tract of record in Book 322, page 70, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Pierce Avenue 287.8 feet southwesterly from the southerly margin of Lawrence Avenue; thence South 89 degrees 30' East 250 feet to a point; thence North 21 degrees East 60 feet to a point; thence North 83 degrees 09' West 212.5 feet to a point in the easterly margin of Pierce Avenue; thence South 37 degrees 10' West along the easterly margin of said Avenue 100 feet to the point of beginning.

Being the same property conveyed to Northfork Properties, Inc. in Instrument No. 20030722-0102477, recorded 7/22/03, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants, and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1407 Pierce Rd., Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 10 day of March, 2004.

Steve McClanahan, Secretary

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Northfork Properties, Inc.**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of March, 2004.

Kathleen A. Tomlinson
NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 3/28/2004

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $87,800.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of March, 2004.

Kathleen A. Tomlinson
NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC WILSON CO. TENN.

My Commission Expires: 3/28/2004