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

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **March, 2004, by and between Christian Properties, Inc., hereinafter called Grantor, and Tinnon W. Medley and Bettye S. Medley, husband and wife, hereinafter called Grantees - 231 Hickory Street, Madison, Tennessee 37115.**

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, Christian Properties, Inc., as Grantor, does hereby bargain, sell, transfer and convey unto Tinnon W. Medley and Bettye S. Medley, husband and wife, 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 Grantor 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 unimproved property known as 231 Hickory Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Brenda L Greene, V.P.
Christian Properties, Inc.
SIGNATURE OF SELLER

Davidson County DEEDWARR
Recvd: 03/24/04 09:23 3pgs
Fees:18.00 Taxes:147.63

20040324-0033078

_____

SIGNATURE OF SELLER

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Brenda L. Greene, Assistant Secretary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be Assistant Secretary of Christian Properties, Inc., the within named bargainor, , and that he/she as such Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Assistant Secretary.

Witness my hand, at office, in Madison, DAVIDSON County, this **19th**, day of **March, 2004.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

Tinnon W. Medley and Bettye S. Medley, husband and wife

2433 Tinnin Road
Goodlettsville, Tennessee 37072

Property Address:

231 Hickory Street
Madison, Tennessee 37115

Person Responsible for Taxes:

Same
2433 Tinnin Road
Madison

Map & Parcel #: MAP 43-13 PARCEL 350

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 **$39900** 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 **19th** day of **March, 2004.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7341

EXHIBIT 'A'

BEING a part of Lot No. 11 Block "I" on the Plan of Forest Park Subdivision of Madison, Tennessee, as recorded in Book 843, page 44, Registers Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point in the southwest corner of Lot No. 12 in said Subdivision; and thence east 50 feet to the Southwest corner of Lot No. 13 in said subdivision and said lots thence south about 50 feet to a stake; thence west about 50 feet to a stake; thence north about 50 feet to a point of beginning.

This property fronts about 50 feet on the east side of Second Ave. and extends back in an eastwardly direction about 50 feet.

Together with all rights of owner in and to that perpetual easement over and onto Lot 1 of Block E, Crittendon Estates, of record in Plat Book 974, page 69, said Register's Office, for eaves and gutters of dwelling on subject property, which encroaches onto the said Lot 1 approximately one foot, more or less, or record in Instrument Number 20010220-0015514, said Register's Office.

Being the same property conveyed to Christian Properties, Inc., by Special Warranty Deed from Bank of New York, as Trustee, of record in Instrument Number 20040227-0022342, 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 43-13 PARCEL 350).
2. All matters as set forth on the Plan of record in Plat Book 843, page 44, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.