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 23rd day of March, 2004, by and between MARY CUMMINGS HORTON, SINGLE, hereinafter called Grantor, and J. NICOLE WALLER, SINGLE, hereinafter called Grantee.

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, MARY CUMMINGS HORTON, SINGLE, as Grantor, does hereby bargain, sell, transfer and convey unto J. NICOLE WALLER, SINGLE, hereinafter referred to as Grantee, his/her 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 4.03 ACRES, LICKTON PIKE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his/her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee 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 herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her 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.

Davidson County DEEDWARR
Recvd: 03/29/04 09:53 3pgs
Fees:18.00 Taxes:185.00

20040329-0034749

Mary Cummings Horton
MARY CUMMINGS HORTON
SIGNATURE OF SELLER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARY CUMMINGS HORTON, SINGLE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of March, 2004.

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

J. NICOLE WALLER, SINGLE

2330 CLAY LICK ROAD
WHITES CREEK, TN 37189

Property Address:

4.03 ACRES, LICKTON PIKE
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 23, PARCEL 76

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 **$50000** 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.

J. Nicole Waller
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **March, 2004.**

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

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

04-225J

EXHIBIT 'A'

Land situated in the 10th Civil District of said County and State, lying on the east side of Lickton Pike between the same and White's Creek, beginning at a point in the center of Lickton Pike, corner to Wyman T. Russell; thence South 81 deg. 20' East 394.7 feet to an iron pin in the center of White's Creek; thence with the center of White's Creek and with it meanders down 478 feet to a point where a cross is cut in a concrete bridge; thence with the center of Galbreath's 15-foot Lane North 74 deg. 57' West 362 feet to the center of Lickton Pike; North 8 deg. 30' East 440.8 feet to the point of beginning, containing 4.03 acres and known as Parcel "B" of Fred True's land, according to a survey made by T.R. Sanford dated May 11, 1957.

Being the same property conveyed to Gerald Buckman Horton and Mary Cummings Horton, husband and wife, as tenants by the entireties, with right of survivorship, by Warranty Deed from JAMES E. AND DOROTHY J. MELTON, of record in Book 6289, page 593, Register's Office for Davidson County, Tennessee. The said Gerald Buckman Horton having since died on April 22, 1993, the property vests by operation of law in his surviving spouse, MARY CUMMINGS HORTON, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 23, PARCEL 76). 2003 real property taxes are PAID in the amount of 407.04.

2. Road and Water Line Easement Agreement of record in Book 6967, page 969, said Register's Office.

3. 40-foot easement for old road along West Bank of Whites Creek and one-half of a 15-foot easement along Galbreath's lane as recited in Deed of record in Book 6289, page 593, said Register's Office.

4. Unrecorded easements for roads and utilities, if any.

5. Easement for the natural flow of Whites Creek.