FILE BOX 19B
04-03-027-D

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $153,636.49.

Carolyn VanLenner
Affiant

Sworn to and Subscribed before me on this the 26th day of March, 2004.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3/31/07

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 03/30/04 12:08 2pgs
Fees:13.00 Taxes:568.46

20040330-0035539

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Wilson P. Burton, Jr.	FRANKLIN NATIONAL BANK	**Map 132-13**
922 Waterswood Drive	230 Public Square	**Parcel 6**
Nashville, TN 37220	Franklin, TN 37064	

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into this 26th day of March, 2004, by and between **Glenn E. Waters, III , as Trustee for Cora J. Waters and Karah A. Waters, under the Last Will and Testament of Valley T. Waters, and Steven Coble, as Trustee for Steven Derek Coble, Trenton Murray Coble and Jackson English Coble, under the Last Will and Testament of Valley T. Waters**, hereinafter called "GRANTOR", and **Wilson P. Burton, Jr., and wife, Joy K. Burton**, hereinafter called "GRANTEES",

W I T N E S S E TH:

That for and in consideration of the sum of One Hundred Fifty Three Thousand Six Hundred Thirty Six Dollars and Forty Nine Cents ($153,636.49), cash in hand paid to GRANTOR by GRANTEES, the receipt of which is hereby acknowledged, GRANTOR, pursuant to the authority granted to them under the Last Will and Testament of the said Valley T. Waters to sell the property described below, hereby grants, bargains, sells and conveys to GRANTEES, their heirs and assigns, FOREVER, all that real property situated in the County of Davidson, State of Tennessee, and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Plan of Waterswood Acres of record in Book 3300, Page 92, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Waterswood Drive, same being the common corner of Lots Nos. 4 and 5 in said subdivision; thence northwardly with the line between said Lots Nos. 4 and 5, 203.4 feet to a point; thence north 38 degrees 03' west 36.2 feet to a monument; thence north 4 degrees 16' east 54.5 feet to a point, the southeast corner of Lot No. 6 in said subdivision; thence westwardly with the line between said Lots Nos. 5 and 6, 152.03 feet to a point in the west line of said subdivision; thence with the west line of said subdivision south 4 degrees 10' west 253.75 feet to a monument in the north margin of Waterswood Drive; thence eastwardly with the north margin of said Waterswood Drive 185.75 feet to a point of beginning.

Being the same property conveyed to Steven Coble and Glenn E. Waters III, Trustees and recorded in Executor's Special Warranty Deed in Instrument No. 20030819-0120001, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD the above premises together with all easements and appurtenances thereunto belonging unto the GRANTEES, their heirs and assigns forever.

This conveyance is made subject to all legal highways, all exceptions, reservations, easements, rights of way, restrictions and conditions contained in prior instruments of record in the chain of title of the property conveyed hereby, all zoning laws, ordinances, or regulations, and all easements and servitude's which are visible or appurtenant to said land.

GRANTOR does hereby covenant with GRANTEES to warrant and defend title to the property described above against the lawful claims and demands of all persons claiming by, through or under GRANTOR; however, GRANTOR'S liability or obligation pursuant to this warranty for any one claim or demand or all claims and demands in the aggregate, shall in no event exceed the amount of consideration paid by GRANTEES as stated herein.

Witness our hands this 26th day of March, 2004.

SFC

STEVEN COBLE

GLENN E. WATERS, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **STEVEN COBLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the **Trustee for Steven Derek Coble, Trenton Murray Coble and Jackson English Coble, under the Last Will and Testament of Valley T. Waters**, and that he executed the foregoing instrument for the purposes therein contained as such Trustee, being authorized so to do.

Witness my hand and seal at Franklin, Tennessee, this the 26th day of March, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **GLENN E. WATERS III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the **Trustee for Cora J. Waters and Karah A. Waters, under the Last Will and Testament of Valley T. Waters**, and that he executed the foregoing instrument for the purposes therein contained as such Trustee, being authorized so to do.

Witness my hand and seal at Franklin, Tennessee, this the 26th day of March, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07