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

Davidson County DEEDWARR
Recvd: 04/02/04 09:09 3pgs
Fees:18.00 Taxes:214.60
20040402-0037131

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of March, , by and between Alan B. Rusch, unmarried, hereinafter called Grantor, and Tinnon W. Medley and Bettye Sharon Medley, husband and wife, hereinafter called Grantees.

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, Alan B. Rusch, unmarried, as Grantor, does hereby bargain, sell, transfer and convey unto Tinnon W. Medley and Bettye Sharon 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 195 & 197 Welworth Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, 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 himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors 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.

Alan B. Rusch
SIGNATURE OF SELLER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Alan B. Rusch, unmarried, the within named bargainor, 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 **29th** day of March, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

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

2433 Tinnin Road
Goodlettsville, Tennessee 37072

Property Address:

195 & 197 Welworth Street
Madison, Tennessee 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 34-13 PARCEL 71

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 **$58000** 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 **29th** day of **March, 2004.**

Notary Public

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

04-7351

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 24, Block A, Eastlawn Subdivision, of record in Book 547, pages 153 and 154, Registers Office for said County.

Said Lot No. 24 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line in the rear.

Being the same property conveyed to Alan B. Rusch, unmarried by Warranty Deed from Louis C. Chanatry of record in Book 7777, page 534, 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.

2. This conveyance subject to all matters as set forth on The Plan of Eastlawn, of record in Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee.