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

Davidson County DEEDWARR
Recvd: 04/20/04 12:11 7pgs
Fees:38.00 Taxes:285.83
20040420-0044648

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **April, 2004, by and between Ann Gail Lee, a married woman, William H. Cheatham, a married man, Willie Owen Cheatham, a married man and Tammy L. Ralls, a married woman, hereinafter called Grantors, and Roger D. Delius and Joy C. Delius, 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, Ann Gail Lee, a married woman, William H. Cheatham, a married man, Willie Owen Cheatham, a married man and Tammy L. Ralls, a married woman, as Grantors, do hereby bargain, sell, transfer and convey unto Roger D. Delius and Joy C. Delius, 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 Grantors 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 improved property known as 1432 McGavock Pike, Nashville, Tennessee 37216.

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

Grantors further covenant and bind themselves and their 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.

Ronnie L. Lee, husband of Ann Gail Lee, Delana M. Cheatham, wife, of William H. Cheatham, Becky J. Cheatham, wife of Willie Owen Cheatham and Thomas Edward Ralls, husband of Tammy L. Ralls, the Grantors herein, join in the herein conveyance for the sole purpose of conveying all of their right, title and interest in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

ANN GAIL LEE

RONNIE L. LEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANN GAIL LEE, JOINED BY HER HUSBAND, RONNIE L. LEE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of April, 2004.

Notary Public

My Commission Expires
May 30, 2004

My Commission Expires:_____

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

Tammy L Ralls
TAMMY L. RALLS

Thomas E. Ralls
THOMAS EDWARD RALLS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TAMMY L. RALLS, JOINED BY HER HUSBAND, THOMAS EDWARD RALLS, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of April, 2004.

Denise C. Allis
Notary Public

My Commission Expires
May 30, 2004

My Commission Expires:_____

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

WILLIAM H. CHEATHAM

DELANA M. CHEATHAM

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM H. CHEATHAM, JOINED BY HIS WIFE, DELANA M. CHEATHAM, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of April, 2004.

Notary Public

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

My Commission Expires: 5/30/2004

WILLIE OWEN CHEATHAM

BECKY J. CHEATHAM

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIE OWEN CHEATHAM, JOINED BY HIS WIFE, BECKY J. CHEATHAM, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of April, 2004.

Notary Public

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

My Commission Expires

My Commission Expires:_____

Name and Address of Property Owner:

Roger D. Delius and Joy C. Delius, husband and wife

1432 McGavock Pike
Nashville, Tennessee 37216

Property Address:

1432 McGavock Pike
Nashville, Tennessee 37216

Person Responsible for Taxes:

Cavalry Banking
114 W. College St.
Murfreesboro, TN 37130

Map & Parcel #: MAP 72-8 PARCEL 44

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 **$77250** 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.

Roger D Delius
Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **April, 2004.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/30/2004

RETURN TO:

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

04-7356

EXHIBIT 'A'

Said property fronts 110.7 feet on the south side of McGavock Pike, and runs back between parallel lines 321.4 feet on the west side and 323 feet on the east side to a dead line, measuring 110.7 feet thereon.

Being the same property conveyed to Bertha Geneva Campbell and Lonnie T. Campbell, with Right of Survivorship by Warranty Deed from Naomi C. Chunn, et al, of record in Book 5925, page 611, Register's Office for Davidson County, Tennessee. Lonnie T. Campbell subsequently conveyed all of his right, title and interest in and to said property to Bertha Geneva Campbell by Quitclaim Deed, of record in Book 8652, page 902, Register's Office for Davidson County, Tennessee. Subsequently thereto, for the reason of setting up a tenancy by the entirety, Bertha Geneva Campbell Cheatham conveyed all of her right, title and interest in and to said property to Thomas M. Black, Trustee, who, in turn conveyed all of said right, title and interest in and to said property to Bertha Geneva Campbell Cheatham and
Willie O. Cheatham all by Quitclaim Deed of record in Book 9719, page 322, Register's Office for Davidson County, Tennessee. Bertha Cheatham having since died November, 2002,
the property vested by operation of law in her surviving spouse, Willie O. Cheatham. Willie O. Cheatham having since died on April 10, 2003, unmarried and testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 04P-459, and filed to Instrument Number 5595-1438688, an undivided ONE-HALF interest in and to said property was devised to sister-in-law, Ann Gail Lee, and an undivided ONE-HALF interest in said property was devised to his children, William H. Cheatham, Willie Owen Cheatham and Tammy L. Ralls, the Grantors herein.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2004 and future years, a lien, not yet due and payable.

2. Any and all unrecorded easements for roads and utilities, if any.

3. Easement to allow encroaching building of adjoining property owner to remain on portion of subject property per survey agreement attached to easement, of record in Book 11211, page 717, Register's Office for Davidson County, Tennessee.