This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Philip S. Segraves
5408 Regan Run
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 05/18/04 14:47 2pgs
Fees:13.00 Taxes:333.00
20040518-0058315

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Bank, National Association
401 Union Street
Nashville, TN 37219

MAP	**136**
GROUP	**13**
PARCEL	**84**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donna Faye Padgett, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Philip S. Segraves, married** hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Edge-O-Lake Subdivision, Section 20-A, of record in Plat Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Said Lot No. 60 fronts 80.0 feet on the easterly margin of Goodwin Drive and extends back 161.22 feet on the northerly line, and 167.36 feet on the southerly line, to a line in the rear on which it measures 118.36 feet.
>
> Being the same property conveyed to Donna Faye Padgett by Quitclaim deed from Kenneth W. Padgett of record in Book 10687, Page 838, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Kenneth W. Padgett and wife, Donna F. Padgett by Warranty Deed from Intercontinental Construction Co. of record in Book 6174, Page 616, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3112 Goodwin Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", its successors and assigns, forever, and, GRANTOR does covenant with the said "GRANTEES" that she lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind , her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 13th day of May, 2004.

Donna Faye Padgett

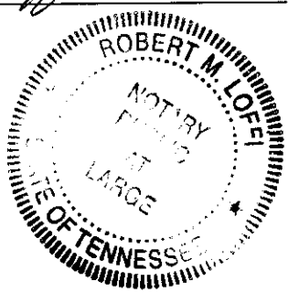
Donna Faye Padgett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donna Faye Padgett**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of May, 2004.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/25/2004

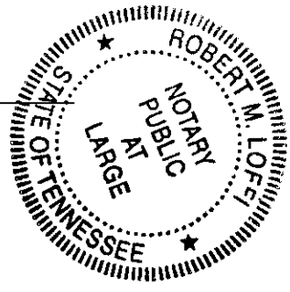
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of May, 2004.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/25/2004