WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Ronald C. Sarver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2004

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/02/04 14:33 2pgs
Fees:13.00 Taxes:436.60

20040602-0064652

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stacey L. Sarver	Georgia Bank & Trust Co. of Augusta	Map 61
508 Broadmoor Drive	1321 Murfreesboro Road, Suite 701	Group 6
Nashville, TN 37216	Nashville, TN 37217	Parcel 23

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we
Cecil Carl McKelvey, Jr., Executor, and Cecil Carl McKelvey, Jr. and Lloyd Allen McKelvey, Devisees of the **
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Stacey L. Sarver and husband, Ronald C. Sarver
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: **Estate of Samuel J. Deep.

Being Lot No. 150 on the Plan of GrayMar Acres, Section Six, as of record in Book 2331, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Broadmoor Drive, at the northeast corner of Lot No. 150; thence South 12 deg. 09' East 97.1 feet; thence South 3 deg. 58' West 230.2 feet; thence North 89 deg. 16' West 106.8 feet; thence North 15 deg. 30' West 286.7 feet to the southerly margin of Broadmoor Drive; thence with the same, easterly 185 feet to the beginning.

Being the same property conveyed to Sam J. Deep by deed of record in Book 8379, Page 23, Register's Office for Davidson County, Tennessee. The said Sam J. Deep died and devised the property by will to Cecil Carl McKelvey, Jr. and Lloyd Alan McKelvey.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 508 Broadmoor Drive, Nashville, TN 37216

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 28th day of May, 2004.

Cecil Carl McKelvey, Jr.
Cecil Carl McKelvey, Jr., Executor

Cecil Carl McKelvey, Jr.
Cecil Carl McKelvey, Jr., Devisee

Lloyd Allen McKelvey by Cecil Carl McKelvey, Jr. AIF
Lloyd Allen McKelvey, Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil Carl McKelvey, Jr., Executor and Devisee of the Estate of Samuel J. Deep, 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 and official seal at Nashville, Tennessee, this 28th day of May, 2004.

My Commission Expires: 3/31/07

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Cecil Carl McKelvey, Jr., 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 on behalf of Lloyd Alan McKelvey, Devisee of the Estate of Samuel J. Deep as his Attorney in Fact as the free act and deed of the within named Lloyd Alan McKelvey, Devisee of the Estate of Samuel J. Deep

Witness my hand and official seal at Nashville, Tennessee the 28th day of May, 2004.

My Commission Expires: 3/31/07

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil Carl McKelvey, Jr., Executor/Executrix for the Estate of Samuel J. Deep, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executor/Executrix of the Estate of Samuel J. Deep and as such Executor/Executrix he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 2004.

My Commission Expires: 3/31/07

Notary Public