Davidson County DEEDWARR
Recvd: 06/18/04 15:36 2pgs
Fees:13.00 Taxes:143.75
20040618-0072701

This Instrument Prepared By
Murfree, Cope, Hudson & Scarlett, Attorneys
Murfreesboro, Tennessee
From information furnished by the parties

NO TITLE SEARCH REQUESTED OR PERFORMED

Name and Address of New Owner:

Gregory S. Graham, et al.
2802 Grandview Avenue
Nashville, Tennessee 37211

Send Tax Bills To:

Same

Tax Map/Parcel: 119-09-0 109.00

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, DAVID W. DECKARD, have this day bargained and sold and do hereby transfer and convey unto GREGORY S. GRAHAM, his heirs and assigns, forever, a fifteen percent (15%) undivided interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 14 in the McLean Subdivision of record in Book 421, page 150, Register's Office for said County, beginning at the southeast corner of Caldwell Avenue and a 26 foot unnamed street, and running thence southeasterly along said Caldwell Avenue, 77 ½ feet; thence easterly 150 feet to an alley; thence northwardly along said alley 35 ½ feet; thence westwardly 155 ½ feet to the beginning point.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 15 in the McLean Subdivision of record in Book 421, Page 130, Register's Office for said County, said Lot No. 15 fronts 50 feet on the easterly side of Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to George Franklin Graham by deed from Deborah May Valentine Hutchins of record in Book 9215, page 135, Register's Office for Davidson County, Tennessee. Further conveyed to George Franklin Graham, a 43% undivided interest, Gregory S. Graham, a 42% undivided interest and David W. Deckard, a 15% undivided interest, by quitclaim deed from George Franklin Graham, of record in Instrument No. 20000523-0051755, said Register's Office.

This conveyance is subject to notes on plat of record in Book 421, page 130, Register's Office, Davidson County, Tennessee, an Easement as set out in book 3926, page 60, said Register's Office Davidson County, Tennessee, leases not of record, all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said

grantee, his heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same and that the same is unencumbered, except the 2004 property taxes, which have been prorated between the parties.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 16TH day of JUNE, 2004.

DAVID W. DECKARD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named DAVID W. DECKARD, 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 (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 16 day of June, 2004.

Notary Public

BECKY SHELTON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires: 2/20/2005

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,850.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 16 day of June, 2004.

Notary Public
My commission expires: 2/20/2005

BECKY SHELTON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE