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

Davidson County DEEDWARR
Recvd: 06/24/04 13:20 9pgs
Fees:48.00 Taxes:588.30

20040624-0075235

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of June, 2004, by and between BETTY J. FELTS, A MARRIED WOMAN, MARYLAND L. CANFIELD, A MARRIED WOMAN, COMER E. PULLEY, JR., A MARRIED MAN, BARBARA ANN GOSSETT, A MARRIED WOMAN, DAVID JOE PULLEY, A MARRIED MAN, JOYCE JUNE CALLIS, A MARRIED WOMAN, AND TIMOTHY ALAN PULLEY, SR., A MARRIED MAN hereinafter called Grantor, and Francis Anthony Dulcich, Jr., an unmarried man, hereinafter called Grantee.

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, BETTY J. FELTS, A MARRIED WOMAN, MARYLAND L. CANFIELD, A MARRIED WOMAN, COMER E. PULLEY, JR., A MARRIED MAN, BARBARA ANN GOSSETT, A MARRIED WOMAN, DAVID JOE PULLEY, A MARRIED MAN, JOYCE JUNE CALLIS, A MARRIED WOMAN, AND TIMOTHY ALAN PULLEY, SR., A MARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto Francis Anthony Dulcich, Jr., an unmarried man, hereinafter referred to as Grantee, his 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 improved property known as 6068 Marrowbone Lake Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee 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 themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs 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.

Betty J. Felts
BETTY J. FELTS
Signature of Seller

Billy J. Felts
BILLY J. FELTS, Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY J. FELTS and HER HUSBAND, BILLY J. FELTS,** 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **June, 2004.**

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

Francis Anthony Dulcich, Jr., an unmarried man

6068 Marrowbone Lake Road
Joelton, Tennessee 37080

Property Address:

6068 Marrowbone Lake Road
Joelton, Tennessee 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 28, PARCEL 108

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 **$159000** 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.

Francis Anthony Dulcich Jr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **June, 2004.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

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

04-7438

TIMOTHY ALAN PULLEY, SR.

TAMARA S. PULLEY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **TIMOTHY ALAN PULLEY, SR., AND WIFE, TAMARA S. PULLEY, the within named bargainor, 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 22nd **day of June, 2004.**

Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXP. JANUARY 26, 2008

Maryland L Canfield
MARYLAND L. CANFIELD

Harold Canfield
HAROLD CANFIELD

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MARYLAND L. CANFIELD AND HUSBAND, HAROLD . CANFIELD,,** the Grantors herein, the within named bargainor, 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 22nd day of **June, 2004.**

Howard M Skipworth
Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXP. JANUARY 26, 2008

COMER E. PULLEY, JR.

EVA J. PULLEY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **COMER E. PULLEY, JR., AND WIFE, EVA J. PULLEY, the within named bargainor, 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 22nd day of **June, 2004.**

Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

BARBARA ANN GOSSETT

RONALD E. GOSSETT

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **BARBARA ANN GOSSETT AND HUSBAND, RONALD E. GOSSETT, the within named bargainor, 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 22nd day of **June, 2004.**

Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

MY COMMISSION EXP. JANUARY 26, 2008

DAVID JOE PULLEY

SHERRY PULLEY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DAVID JOE PULLEY AND WIFE, SHERRY PULLEY, the within named bargainor, 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 22nd day of **June, 2004.**

Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

MY COMMISSION EXP. JANUARY 26, 2008

JOYCE JUNE CALLIS

MICHAEL CALLIS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JOYCE JUNE CALLIS AND HUSBAND, MICHAEL CALLIS, the within named bargainor, 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 22nd day of **June, 2004.**

Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXP. JANUARY 26, 2008

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Tract No. 7 on the Plan of the Paul L. Hicks property, and shown on a survey by Harold H. Cole, dated May 2, 1972, described as follows:

BEGINNING at a point in the easterly margin of Little Marrowbone Lake Road, said point being a corner to Oliver J. Waller, Jr., et al, thence, with the margin of said road, N. 34 deg. 35 min. west 200.0 feet; north 43 deg. 31 min. west 59 feet to a point in the margin of said road, a corner to E.G. Bracy; thence, with the line of said E.G. Bracy, south 89 deg. 30 min. east 1,828.50 feet to a point in the line of the Lee Krantz property, said property being of record in Book 0476, page 128, Register's Office for Davidson County, Tennessee; thence, with the line of said Lee Krantz property, south 2 deg. west 200 feet to a corner with the said Oliver J. Waller, Jr., et al; thence, with the line of said Oliver J. Waller, Jr., et al, North 89 deg. 45 min. west 1,663.00 feet to the beginning.

Being the same property conveyed to COMER E. PULLEY, SR., AND MARY J. PULLEY, HUSBAND AND WIFE, by Warranty Deed from Charles Wayne Tuberville et ux, of record in Book 5648, page 560, Register's Office for DAVIDSON County, Tennessee. The said Comer E. Pulley, Sr., having since died on 08-14-97, the property vested by operation of law in his surviving spouse, Mary J. Pulley. Mary J. Pulley died on 03-22-04_, unmarried and testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No.04P-1057, and filed to Instrument No. 5647/1543656, the property was devised and bequeathed unto her children, Betty J. Felts, Maryland L. Canfield, Comer E. Pulley, Jr., Barbara Ann Gossett, David Joe Pulley, Joyce June Callis, and Timothy Alan Pulley, Sr., the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 28, PARCEL 108).
2. Unrecorded easements for roads and utilities, if any.