STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES 3/25/06

Davidson County DEEDWARR
Recvd: 08/04/04 15:15 2pgs
Fees:13.00 Taxes:222.00
20040804-0093827

File No. G4-2096D

# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Oakwood Property Management, LLC
(NAME)
408 Highway 76E PNB 144
(STREET ADDRESS OR ROUTE NUMBER)
White House, TN 37188
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
(NAME)
(STREET ADDRESS)
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
43-10-19

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, **Volunteer State Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oakwood Property Management, LLC**, 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:

LAND in Davidson County, Tennessee, being Lot No. 2, on the resubdivision of Lot No. 28 of Tract 14 on Anderson Estates, as of record in Book 6200, Page 436, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the eastern margin of Nix Drive at the corner of Lots Nos. 28 and 29; thence with the line between said lots, easterly 175 feet to a point; thence northerly 115 feet to a corner of Lots nos. 27 and 28, westerly 175 feet to the easterly margin of Nix Drive; thence with the margin of the same southerly 115 feet to the point of beginning.

Being the same property conveyed to Volunteer State Bank, by Deed from John H. Lowe & Associates of Record in Instrument Number 200404050037754, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 210 Nix Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 29th day of July, 2004.

Volunteer State Bank

STATE OF TENNESSEE

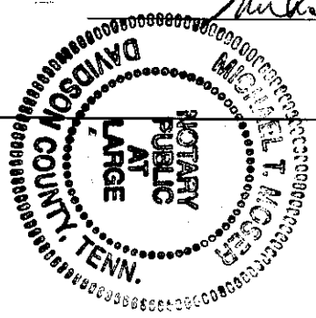
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Stephen B. Oldham, Vice President for Volunteer State Bank, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or constituent of the maker, and is authorized by the maker or by constituent, theconstituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2004.

My Commission Expires: 3/25/06

Notary Public




**Prepared by & Return to**

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282