First Volunteer Title of Tennessee, Inc. Ste C 1411 West Main Street Lebanon, TN 37087

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 09/01/04 10:12 2pgs
Fees:13.00 Taxes:497.65
20040901-0105642

ADDRESS NEW OWNER:
Dorothy J. Sorrells
5024 McLendon Drive
Antioch, TN 37013

SEND TAX BILL TO:
owner

MORTGAGEE
Franklin American Mortgage Company
501 Corporate Centre Drive
Franklin, TN 37067

MAP 162-3
GROUP
PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **We, Gertrude Ann Young Gardner n/k/a Gertrude Ann Young Gardner Tomes, joined by spouse, Johnny H. Tomes,** have this day bargained and sold, and do hereby transfer and convey unto Dorothy J. Sorrells, unmarried, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 32, on the Plan of Colewood Hills Subdivision, Section I, as shown on plat of record in Plat Book 4300, page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gertrude Ann Young Gardner by Quit Claim Deed from Garnett L. Gardner of record in Book 5112, Page 622, recorded 2/4/77, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Garnett L. Gardner and et ux, Trudy Y. Gardner by Deed of record in Book 4746, Page 639, recorded 9/17/73, Register's Office for Davidson County, Tennessee.

Johnny H. Tomes, spouse of Gertrude Ann Young Gardner Tomes joining for conveyance purposes reasons.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE(I) COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2004 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 4300, Page 130, restrictions of record in

Book 4548, Page 912, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of August, 2004.

Gertrude Ann Young Gardner Tomes

Gertrude Ann Young Gardner Tomes

Johnny H. Tomes

Johnny H. Tomes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Gertrude Ann Young Gardner Tomes, joined by spouse Johnny H. Tomes, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of Aug., 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 134,500.00.

Dorothy J. Sorrells

AFFIANT

Subscribed and sworn to before me this the 30th day of Aug., 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____