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

Davidson County DEEDWARR
Recvd: 09/01/04 14:55 3pgs
Fees:18.00 Taxes:971.25

20040901-0105980

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **August, 2004, by and between C. HAROLD MCGEHEE and wife, SUZANNE B. MCGEHEE, hereinafter called Grantors, and EDNA E. DURHAM, UNMARRIED, 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, C. HAROLD MCGEHEE and wife, SUZANNE B. MCGEHEE, as Grantors, do hereby bargain, sell, transfer and convey unto EDNA E. DURHAM, UNMARRIED, hereinafter referred to as Grantee, her 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 Grantors 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 7370 BIDWELL ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

C. Harold McGehee

C. HAROLD MCGEHEE
Signature of Seller

Suzanne B. McGehee

SUZANNE B. MCGEHEE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, C. HAROLD MCGEHEE and wife, SUZANNE B. MCGEHEE, the within named bargainors, 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 **30th** day of August, 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:

EDNA E. DURHAM, UNMARRIED

Property Address:

7370 BIDWELL ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 14 PARCEL 49

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 **$262500** 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.

Edna E. Durham
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **August, 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 04-7460

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, being Lots Nos. 56, 57 and 58, on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D.E. Boner and E. Medlin, December 20, 1963, as follows;

TRACT 1:

LOT NO. 56: Beginning at a point in the northeast margin of Bidwell Road, 6557 feet from the margin of Old Clarksville Pike; thence North 59 deg. East 1005.6 feet to a point; thence south 87 deg. 15 min. east 25 feet to a point; thence south 59 deg. west 934.9 feet to a point in the northeast margin of Bidwell Road; thence with margin of same, north 31 deg. west 125 feet to the beginning, containing 2.85 acres, more or less.

TRACT 2:

LOT NO. 57: Beginning at a point in the northeast margin of Bidwell Road, 6432 feet from the margin of Old Clarksville Pike; thence north 59 deg. east 934.9 feet to a point; thence south 2 deg. 45 min. west 181.44 feet to a point; thence south 59 deg. west 853.3 feet to a point in the northeast margin of Bidwell Road; thence with the margin of same, north 31 deg. west 150 feet to the beginning, containing 3.03 acres, more or less.

TRACT 3:

LOT NO. 58: Beginning at a point in the northeast margin of Bidwell Road, 6282 feet from the margin of Old Clarksville Pike; thence north 59 deg. east 853.3 feet to a point; thence south 2 deg. 45 min. west 169.11 feet to a point; thence south 59 deg. west 742.4 feet to a point in the northeast margin of Bidwell Road; thence with the margin of same, north 31 deg. west 140 feet to the beginning, containing 2.51 acres, more or less.

Being the same property conveyed to C. Harold McGehee and wife, Suzanne B. McGehee by Warranty Deed from Guy Bates and wife, Clara J. Bates, of record in Book 4818, page 187, Registers Office for Davidson County, Tennessee.

TRACT 4:

Beginning at an iron pin in the easterly margin of Bidwell Road, said point being the northwest corner of the property conveyed to C. Harold McGehee and wife, Suzanne B. McGehee, by deed of record in Book 4818, page 187 of the Registers Office of Davidson County;

Thence with the easterly margin of Bidwell Road, north 31 deg. west, 62.5 feet to an iron pin;

Thence north 59 deg. 05 min. 14 feet east, 928.33 feet to an iron pin;

Thence south 87 deg. 15 min. east 98.57 feet to an iron pin at McGehee's northeast corner;

Thence with McGehee's northerly boundary, south 58 deg. 38 min. 28 feet west, 1010.30 feet to the point of beginning, containing 1.30 acres, more or less.

Being the same property conveyed to C. HAROLD MCGEHEE and wife, SUZANNE B. MCGEHEE, by Warranty Deed from CHARLES EDWARD MASTERS AND WIFE, LOIS PARDUE MASTERS, of record in Book 6255, page 215, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 14 PARCEL 49).

2003 Davidson County Real Property Taxes are PAID in the amount of 2276.16.

Right of Way Agreement of record in Book 2740, page 555 and Partial Release of Right of Way of record in Book 3856, page 336, Register's Office for Davidson County, Tennessee.

Any and all unrecorded easements for roads and utilities, if any.