Davidson County DEEDWARR
Recvd: 09/27/04 10:31 3pgs
Fees:18.00 Taxes:475.45
20040927-0115974

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

ADDRESS NEW OWNER:
Patricia J. Thurman
3235 Lakeshore Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Georgia Bank & Trust Co.
3515 Wheeler Rd. Bldg. A Ste. C
Augusta, GA 30909

MAP 54-13
GROUP
PARCEL 35

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, Joan P. Warner joined by spouse, William R. Warner, Toney Sutton joined by spouse, Sheryle Sutton, as heirs of Katie Manning Sutton, and Melvin Doug Mize joined by spouse, JoAnne Mize, Gerald Lee Mize joined by spouse, Chantel Mize, as heirs of Judy Mize, also an heir of Katie Manning Sutton** have this day bargained and sold, and do hereby transfer and convey unto **Patricia J. Thurman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being the northeasterly 70 feet of Lot No. 15 of the Life and Casualty Insurance Company's Subdivision of the Debbs and Elliott Property, Section I as of record in Book 843, page , Register's Office for said County, described as follows:

Beginning at a point in the center of Lakeshore Drive, formerly Pitts Avenue, the common corner of Lots Nos. 14 and 15; thence southeasterly along the line between said lots, S 41 degrees 50 minutes east 720.5 feet to a point; thence N 82 degrees 8 minutes west along the southerly margin of Lot No. 15, 72 feet to a point; thence N 41 degrees 50 minutes west 657.1 feet to the center of Lakeshore Drive; thence northeasterly along the center of said Drive, 70 feet to the point of beginning.

Being the same property conveyed to Robert L. Sutton and wife, Katie M. Sutton by Deed of record in Book 6791, Page 52, Register's Office for Davidson County, Tennessee. The said Robert L. Sutton having predeceased Katie M. Sutton. The said Katie M. Sutton having since died on November 11, 2001 leaving a Last Will and Testament as part of Probate Docket No. 02P518 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. By terms of the Last Will and Testament of Katie Manning Sutton the real property is devised to Joan Warner, Judy Mize and Toney Sutton, in equal shares, per stirpes. Judy Mize having since died intestate, leaving as heirs Melvin Doug Mize and Gerald Lee Mize.

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 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 Davidson 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 843, Page 56, 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 15th day of September, 2004.

Joan P. Warner

William R. Warner

Toney Sutton

Sheryle Sutton

Melvin Doug Mize

JoAnne Mize

Gerald Lee Mize

(am) Edith Chantel Mize

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Joan P. Warner, William R. Warner, Toney Sutton, Sheryle Sutton 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 15th day of September, 2004.

TAMMY LYNN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-13-08

STATE OF TENNESSE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and aforesaid said County and State, Melvin Doug Mize, JoAnne Mize, Gerald Lee Mize and Chantel Mize, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are executed the within Warranty

Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of September, 2004.

Tammy Lynn Sexton
Notary Public

TAMMY LYNN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 128,500.00.

Patricia J Thurman
AFFIANT

Subscribed and sworn to before me this the 20th day of September, 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR.
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 03/10/2005

My Commission Expires: _____