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

Davidson County DEEDWARR
Recvd: 10/14/04 10:13 3pgs
Fees:18.00 Taxes:536.50

20041014-0123800

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of **October, 2004, by and between ENOCH HENRY COBB, UNMARRIED, hereinafter called Grantor, and MARTIN C. WILEY and CLAUDIA C. WILEY, HUSBAND AND WIFE, hereinafter called Grantees.**

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, ENOCH HENRY COBB, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto MARTIN C. WILEY and CLAUDIA C. WILEY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 6674 OLD CLARKSVILLE PIKE, JOELTON, TENNESSEE 37080.

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

Enoch Henry Cobb

ENOCH HENRY COBB
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ENOCH HENRY COBB, UNMARRIED, 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 12th day of October, 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:

MARTIN C. WILEY and CLAUDIA C. WILEY, HUSBAND AND WIFE

1041 JACOBS VALLEY ROAD
JOELTON, TENNESSEE 37080

Property Address:

6674 OLD CLARKSVILLE PIKE
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

UNION PLANTERS BANK, NATIONAL ASSOCIATION
112 LONG HOLLOW PIKE
GOODLETTSVILLE, TENNESSEE 37072

Map & Parcel #: MAP 13, PORTION OF PARCEL 15

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 **$145000** 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.

Martin C Wiley
Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of **October, 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 04-235J

EXHIBIT 'A'

Land in Davidson County, Tennessee, according to a survey made by Viking Survey Service dated February 9, 1974, more particularly described as follows:

BEGINNING at a point in the northerly margin of Old Clarksville Pike, said point being 382 feet in an easterly direction from the common boundary point on the Old Clarksville Pike between Davidson County, Tennessee, and Cheatham County, Tennessee; thence south 78 Deg. 30' east 200 feet along the northerly margin of Old Clarksville Pike; thence north 11 Deg. 15' east 1088 feet; south 86 Deg. 50' west 105 feet; south 16 Deg. 40' west 1060 feet to the point of beginning. Said tract of land containing 3.75 acres.

Being a portion of the same property conveyed to JESSE EUGENE STROUD* AND WIFE, RUBY E. STROUD, by Quitclaim Deed from PETER WEISS, TRUSTEE, for the express purpose of carrying out the intent of this conveyance to create an estate as tenants by the entirety, of record in Book 5266, page 6, Register's Office for DAVIDSON County, Tennessee. Previously being the same property conveyed to JESSE EUGENE STROUD*, by Warranty Deed from FLOYD A DETCHON AND WIFE, RUTH C. DETCHON, of record in Book 4861, page 150, Register's Office for Davidson County Tennessee. The said JESSE EUGENE STROUD having predeceased RUBY E. STROUD on April 23, 1985. The said RUBY E. STROUD having died testate November 19, 2003, and by her Last Will and Testament filed in the 7th Circuit Court for Davidson County, Tennessee, Docket Number 03P1975, Instrument Number 5554/1356690, the property was devised unto her son, ENOCH HENRY COBB, the Grantor herein.

*The said JESSE EUGENE STROUD a/k/a JESSE E. STROUD.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 13, PORTION OF PARCEL 15).

2. Restrictive Covenants of record in Book 4811, page 119, and Book 4861, page 150, Register's Office for DAVIDSON County, Tennessee.

3. Easement for curtain drain outlet for benefit of adjacent property identified as Parcel 16 of Map 15, of record in Instrument Number 20001212-0122229, Register's Office for Davidson County, Tennessee.

4. Easement for subsurface sewage disposal system and tightline on adjacent property identified as Parcel 16 of Map 15, which requires owner of subject property (Parcel 15) to bear full responsibility for use of the property amongst other requirements, of record in Instrument Number 200001212-0122229, Register's Office for Davidson County, Tennessee.