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

Davidson County DEEDWARR
Recvd: 02/11/05 08:41 3 pgs
Fees:17.00 Taxes:0.00
20050211-0015794

ADDRESS NEW OWNER:
Eric L. Raefsky
Victoria A. Heil
6130 S. Mt. Juliet Road
Mt. Juliet, TN 37122

MORTGAGEE:
NONE

SEND TAX BILL TO:
Owners

WILSON
TAX MAP 120
PARCEL 1.04

DAVIDSON
TAX MAP 138
PARCEL 101

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, **I, VERNON DEAN WHITT,** have this day bargained and sold, and do hereby transfer and convey unto **ERIC L. RAEFSKY and wife, VICTORIA A. HEIL,** certain land situated in Wilson County and Davidson County, Tennessee, being more particularly described as follows:

A tract of land located partially in the 25th Civil District of Wilson County, Tennessee and partially in Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northwest corner of the herein described tract of land, said corner being the northeast corner of a parcel of land owned by Vernon Dean Whitt and wife, Marilee Whitt, of record in Deed Book 383, page 228, Register's Office for Wilson County, Tennessee; thence South 86 degrees 47 minutes 53 seconds East 865.52 feet to a point, said point being the northeast corner of the herein described tract; thence South 6 degrees 10 minutes 1 seconds West 1,148.75 feet to a point, said point being the southeast corner of the herein described tract; thence North 80 degrees 32 minutes 18 seconds West 107.78 feet to a point; thence South 59 degrees 25 minutes 12 seconds West 18.58 feet to a point; thence North 82 degrees 1 minutes 6 seconds West 417.51 feet to a point; thence with a line crossing into Davidson County, Tennessee, North 79 degrees 51 minutes 39 seconds West 401.13 feet to a point, said point being located in Davidson County and being the southwest corner of the herein described tract; thence with a line which crosses back into Wilson County, North 10 degrees 2 minutes 55 seconds East 695.89 feet to a point on the eastern boundary of the Whitt parcel; thence continuing with the eastern boundary of the Whitt parcel North 17 degrees 49 minutes 1 seconds West 11.25 feet to a point; thence continuing with the eastern boundary of the Whitt parcel North 13 degrees 10 minutes 35 seconds East 87.43 feet to a point; thence continuing with the eastern boundary of the Whitt parcel North 10 degrees 47 minutes 39 seconds East 277.52 feet to the point of beginning, containing approximately 23.15 acres, more or less, according to the survey dated April 26, 2002, by Steven B. Finley, Tennessee Registered Land Surveyor No. 1697, of Lebanon, Tennessee, drawing ROSS2.DC2.

Being the same property conveyed to Vernon Dean Whitt by Deed from

Woodmont Baptist Church, a Tennessee nonprofit religious corporation, dated April 30, 2002, and of record in Book 909, Page 610, Register's Office of Wilson County, Tennessee and Instrument Number 20020508-0056777, Register's Office of Davidson County, Tennessee.

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.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I 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 restrictions of record in Book 906, Page 610, Register's Office of Wilson County, Tennessee and Instrument Number 20020508-0056777, Register's Office of Davidson County, Tennessee, 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 Wilson and Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of September, 2004.

Vernon Dean Whitt

VERNON DEAN WHITT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **VERNON DEAN WHITT**, the bargainor, 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 23rd day of September, 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 $172,500.00.

Gus L Coughlin
AFFIANT

Subscribed and sworn to before me this the 23rd day of Sept, 2004.

NOTARY PUBLIC

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

My Commission Expires: _____

BK/PG:1076/673-675
04242777

3 PGS : AL - DEED	
MISTY BATCH: 43579	
09/30/2004 - 08:00 AM	
VALUE	172500.00
MORTGAGE TAX	0.00
TRANSFER TAX	638.25
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	656.25

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS