PROPERTY TAX INFORMATION:

OWNER: William E. Lewis, Jr.
248 Cargile Lane
Nashville, TN 37205

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 116-13
Parcel: D-1

Davidson County DEEDWARR
Recvd: 03/28/05 10:25 2 pgs
Fees:13.00 Taxes:1772.30
20050328-0032573

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, **Estate of Jeanette W. Rabold by and through Stanley J. Rabold as Executor**, has bargained and sold and does hereby transfer and convey unto **William E. Lewis, Jr. and James R. Groseclose, both single, as joint tenants with rights of survivorship** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Jocelyn Manor, Second Revision, Revised Plat, of record in Book 6900, page 180, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 44.60 feet on the southerly margin of Cargile Lane and extends back 206.42 feet on the broken northeasterly line and 235.49 feet on the broken southwesterly line to a broken line in the rear, measuring 106.88 feet thereon.

Being the same property conveyed to Jeanette W. Rabold by Quitclaim Deed from Stanley J. Rabold dated May 16, 1989 and filed for record in Book 7846, Page 117, Register's Office of Davidson County, Tennessee. The said Jeanette W. Rabold died testate in October of 2004, in Davidson County and Stanley J. Rabold was named executor in her will.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned, covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it is a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the parties and the Grantor having paid her prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this deed.

WITNESS MY HAND, this the 24th day of March, 2005.

Estate of Jeanette W. Rabold as Stanley J. Rabold as Executor

Stanley J. Rabold

STATE OF ~~TENNESSEE~~Colorado)
~~RUTHERFORD~~Boulder COUNTY) ss.

On this 24th day of March, 2005, before me personally appeared Stanley J. Rabold, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Executor of the Estate of Jeanette, the within named bargainor, Stanley J. Rabold, and he, as such Executor, being authorized so to do, executed the foregoing instrument (Warranty Deed), for the purposes therein contained by signing the name of the by himself as such Executor.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: ~~06/22/08~~ 3/12/07

SHELLEY L. MEININGER NOTARY PUBLIC STATE OF COLORADO

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 479,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 24th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 06/22/08

JACK EVANS GRITTON II Notary At Large RUTHERFORD COUNTY, TN