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

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of April, 2005, by and between JAMES R. WALL and HETTIE ANN WALL, HUSBAND AND WIFE, hereinafter called Grantors, and TINNON W. MEDLEY and BETTYE S. MEDLEY, 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, JAMES R. WALL and HETTIE ANN WALL, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto TINNON W. MEDLEY and BETTYE S. MEDLEY, 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 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 1402 FLORENCE AVENUE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees 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 Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Grantors hereby convey the herein property in 'as is' condition with no warranty of fitness.

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

James R Wall
JAMES R. WALL
Signature of Seller

Hettie Ann Wall
HETTIE ANN WALL
Signature of Seller

Davidson County DEEDWARR
Recvd: 04/12/05 16:03 3 pgs
Fees:18.00 Taxes:148.00

20050412-0040667

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES R. WALL and HETTIE ANN WALL, HUSBAND AND WIFE, 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 Madison, Tennessee, this **11th** day of **April, 2005.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

TINNON W. MEDLEY and BETTYE S. MEDLEY
2433 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

1402 FLORENCE AVENUE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

TINNON W. MEDLEY and BETTYE S. MEDLEY
2433 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072

Map & Parcel #: MAP 34-13, PARCEL 190

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 **$40000** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **April, 2005.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7590

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 29, Block G, on the plan of East Lawn, of record in Book 547, pages 153 and 154, Register's Office for said County.

SAID Lot No. 29 fronts 50 feet on the southeasterly margin of Florence Avenue and extends back between parallel lines 120 feet to the northwesterly margin of the L & N right-of-way.

Being the same property conveyed to James R. Wall and wife, Hettie Ann Wall, by Warranty Deed from Bettye F. Browne and Lucy Browne, of record in Book 5368, page 382, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 34-13, PARCEL 190).

2. All matters as set forth on the Plan of East Lawn, of record in Plat Book 547, pages 153-154, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.