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

Davidson County DEEDWARR
Recvd: 05/03/05 09:43 9 pgs
Fees:48.00 Taxes:281.94
20050503-0048989

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of April, 2005, by and between HERSHEL CARROL GALLAHER, MARRIED, DOROTHY GALLAHER MCDONALD, UNMARRIED, MARGIE L. GALLAHER NEEL, UNMARRIED, DARLENE GALLAHER GREGORY, MARRIED, DIANE WELFEL, MARRIED, BILLY MOORE, MARRIED AND RICKY MOORE, UNMARRIED , hereinafter called Grantors, and RICHARD R. EAVES, MARRIED, hereinafter called Grantee.

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, HERSHEL CARROL GALLAHER, MARRIED, DOROTHY GALLAHER MCDONALD, UNMARRIED, MARGIE L. GALLAHER NEEL, UNMARRIED, DARLENE GALLAHER GREGORY, MARRIED, DIANE WELFEL, MARRIED, BILLY MOORE, MARRIED AND RICKY MOORE, UNMARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto RICHARD R. EAVES, MARRIED, hereinafter referred to as Grantee, his 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 6095 MARROWBONE LAKE ROAD, JOELTON, TENNESSEE 37080.

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

Denise B. Gallaher, wife of Hershel Carrol Gallaher, Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

Wesley Gregory, husband of Darlene Gallaher Gregory, Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

Mike Welfel, husband of Diane Welfel, Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

Donna Moore, wife of Billy Moore, Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Hershel Carrol Gallaher
HERSHEL CARROL GALLAHER
Signature of Seller

Denise V. Gallaher
DENISE V. GALLAHER
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Hershel Carrol Gallaher and wife, Denise V. Gallaher, 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 Joelton, Tennessee, this **28th** day of **April, 2005.**

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:

RICHARD R. EAVES
P. O. BOX 52
JOELTON, TENNESSEE 37080

Property Address:

6095 MARROWBONE LAKE ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

RICHARD R. EAVES
P. O. BOX 52
JOELTON, TENNESSEE 37080

Map & Parcel #: MAP 28, PARCEL 13

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 **$76200** 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.

Richard R Eaves
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **April, 2005.**

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 05-259J

DOROTHY McDONALD, DOROTHY GALLAHER McDONALD, DOROTHY MAI McDONALD and DOROTHY M. McDONALD ARE ONE AND THE SAME PERSON.

Dorothy McDonald AKA Dorothy M. McDonald and Dorothy Gallaher McDonald by her attorney-in-fact Connie Lyn Robertson

DOROTHY GALLAHER McDONALD

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, CONNIE LYN ROBERTSON, to me known to be the person who executed the foregoing instrument on behalf of DOROTHY GALLAHER McDONALD, A/K/A DOROTHY McDONALD, DOROTHY MAI McDONALD and DOROTHY M. McDONALD, and acknowledged that she executed the same as the free act and deed of the said DOROTHY GALLAHER McDONALD, D/K/A DOROTHY McDONALD, DOROTHY MAI McDONALD and DOROTHY M. McDONALD, pursuant to that certain Power of Attorney of record in 20050503004898 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Joelton, Tennessee, on this the 28th day of April, 2005.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Margie L. Gallaher Neel
MARGIE L. GALLAHER NEEL

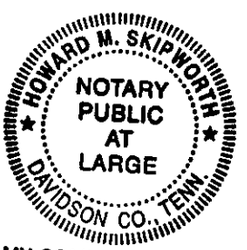
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margie L. Gallaher Neel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee the 28th day of April, 2005.

Howard M. Skipworth
Notary Public

My Commission Expires:



MY COMMISSION EXP.
JANUARY 26, 2008

DARLENE GALLAHER GREGORY

WESLEY GREGORY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene Gallaher Gregory and husband, Wesley Gregory, 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 and official seal at Joelton, Tennessee the 28th day of April, 2005.

Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

MY COMMISSION EXP.
JANUARY 26, 2008

DIANE WELFEL

MIKE WELFEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Welfel and husband, Mike Welfel, 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 and official seal at Joelton, Tennessee the 28th day of April, 2005.

Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Billy Moore
BILLY MOORE

Donna Moore
DONNA MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Moore and wife, Donna Moore, 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 and official seal at Joelton, Tennessee the 28th day of April, 2005.

Howard M. Skipworth
Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RICKY MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky Moore, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee the 28th day of April, 2005.

Notary Public

My Commission Expires:



EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, being part of Lot 11, on the Plan of the Subdivision of the lands of Henry Floto's Estate, as of record in Book 421, page 147, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Marrowbone Lake Road at the northeast corner of that part of Lot No. 11 conveyed to George E. Dever and wife, by deed from Farris Pemberton and wife, of record in Book 3129, page 67, said Register's Office; thence with said Dever's eastern boundary line south 45 degrees west 290.5 feet to said Dever's southeast corner; thence north 52 degrees west 300 feet to a point in the eastern boundary line of that part of said Lot No 21 conveyed to George E. Dever and wife, by deed from Farris Pemberton and wife, of record in Book 3028, page 489, said Register's Office; thence with said Dever's eastern boundary line south 45 degrees west 754.4 feet; thence north 79 degrees 48' east 325 feet; thence south 72 degrees 41' east 200 feet; thence south 62 degrees 52' east 246 feet; thence north 45 degrees 44' east 190 feet; thence north 23 degrees 54' east 100 feet; thence north 18 degrees 34' east 220 feet; thence north 27 degrees 34' east 100 feet to the center of said Road; thence with same north westwardly to the beginning.

Being the same property conveyed to Rufus Gallaher, Jr. and wife, Sadie Gallaher, by Warranty Deed from Farris Pemberton and wife, Myrtle D. Pemberton, of record in Book 3133, page 451, Register's Office for Davidson County, Tennessee. Rufus Gallaher, Jr. predeceased Sadie Gallaher. Sadie Gallaher died testate on August 20, 2004. The Will of Sadie G. Gallaher was duly admitted to probate in the Probate Court for Davidson County, Tennessee on November 17, 2004, Docket Number 04P-1694 and is of record at Volume Number 5729/1710112 of said Court. Pursuant to said Will, the above described property was devised in equal shares to the children of Sadie G. Gallaher, namely: Hershel Carrol Gallaher, Dorothy Gallaher McDonald, Margie L. Gallaher Neal, and Darlene Gallaher Gregory per stirpes, and to the children of Lorene Gallaher Moore, being: Diane Welfel, Billy Moore and Ricky Moore, per capita.

Sadie G. Gallaher and Sadie Gallaher was one and the same person.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 28, PARCEL 13).

2. All matters as set forth on the Plan of Henry Floto Estate, of record in Plat Book 421, page 147, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Unrecorded easements for roads and utilities, if any.