PROPERTY TAX INFORMATION:

OWNER: John Robert Etter, Jr.
Deborah Diane Belue Etter
3943 Crouch Drive
Nashville, TN 37207

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

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

Map/Group: 59-10
Parcel: 222

Davidson County DEEDWARR
Recvd: 06/22/05 10:57 2 pgs
Fees:13.00 Taxes:403.30
20050622-0071487

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, I the undersigned, **Deborah Smith**, has bargained and sold and does hereby transfer and convey unto **John Robert Etter, Jr. and wife, Deborah Diane Belue Etter,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 13DA-35440 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 605 on the Plan of Haynes Manor Subdivision of record n Book 4460, Page 35, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to Kenneth Scruggs by Warranty Deed from Secretary of Housing and Urban Development dated September 30, 1993 and filed for record in Book 9120, page 831, said Register's Office and further conveyed to First Jordan, LLC as Trustee by Deed from Kenneth Scruggs dated October 26, 2004 and filed for record in Instrument No. 20041101-0130993, said Register's Office and further conveyed to Deborah Smith by Warranty Deed from 3943 Crouch Drive Trust, First Jordan LLC as Trustee dated March 17, 2005 and filed for record in Instrument No. 20050318-0030123, Register's Office for Davidson County, Tennessee.

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.

I, the undersigned, covenant with the said Grantees that I am lawfully seized and possessed of said real estate; that I have 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 Grantees at closing, the Grantees agreeing to pay the same in full when due.

I, the undersigned, further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, 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 7th day of June, 2005.

Deborah Smith

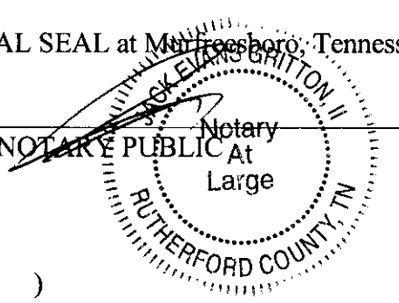
STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 7th day of June, 2005, before me personally appeared Deborah Smith, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 06/22/08



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 $ 109,000.00, 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 7th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 06/22/08

