THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 4432

Davidson County DEEDWARR
Recvd: 06/23/05 09:05 2 pg
Fees:13.00 Taxes:1061.90
20050623-0071967

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 ($287,000.00) DOLLARS, cash in hand paid by MICHAEL J. MCCAUGHEY and wife, CAROLYN B. MCCAUGHEY, receipt of which is hereby acknowledged, we, PAUL W. PHELPS and wife, CONNIE B. PHELPS, have bargained and sold, and by these presents transfer and convey unto the said MICHAEL J. MCCAUGHEY and wife, CAROLYN B. MCCAUGHEY, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Resubdivision of Lot 3, Todd Sneed Subdivision, of record in Book 6900, Page 711, in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Paul W. Phelps and wife, Connie B. Phelps by deed from James Michael Bell and wife, Dianne Gann Bell, dated October 4, 1993, and of record in Book 9107, Page 801, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions and reservations of record in Book 5222, Page 245; and further subject to all matters shown on plat of record in Plat Book 6900, Page 711; with amendment to minimum setback line of record in Book 9275, Page 435; all in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Quail Creek Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MICHAEL J. MCCAUGHEY and wife, CAROLYN B. MCCAUGHEY, their heirs and assigns, forever. And we do covenant with the said MICHAEL J. MCCAUGHEY and wife, CAROLYN B. MCCAUGHEY, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2005 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said MICHAEL J. MCCAUGHEY and wife, CAROLYN B. MCCAUGHEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 21st day of June, 2005.

Paul W. Phelps
PAUL W. PHELPS

Connie B. Phelps
CONNIE B. PHELPS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, PAUL W. PHELPS and wife, CONNIE B. PHELPS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 21st day of June, 2005.

Louise Brooks
NOTARY PUBLIC

LOUISE BROOKS NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

My Commission Expires: 9-20-05

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $287,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jane Hare
AFFIANT

Sworn to and subscribed to before me this 21st day of June, 2005.

Louise Brooks
NOTARY PUBLIC

LOUISE BROOKS NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

My Commission Expires: 9-20-05

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Tax Map 127
Parcel No. 265.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. Michael J. McCaughey
8004 Quail Creek Drive
Nashville, TN 37221

SEND TAX BILLS TO:
PINNACLE MORTGAGE GROUP, INC.
3605 S. Teller Street
Lakewood, CO 80235