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

Davidson County DEEDWARR
Recvd: 07/15/05 15:29 3 pg
Fees:18.00 Taxes:157.25

20050715-0082641

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of June, 2005, by and between DOROTHY ELLER STUTTLER, A WIDOW, hereinafter called Grantor, and FRANK RAKAS AND WIFE, DONNA LOUDENE GEE RAKAS, hereinafter called Grantees.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DOROTHY ELLER STUTTLER, A WIDOW, as Grantor, does hereby bargain, sell, transfer and convey unto FRANK RAKAS AND WIFE, DONNA LOUDENE GEE RAKAS, 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 Grantor 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 unimproved property known as 8409 RILEY ADCOCK ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her 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.

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

Dorothy Eller Stuttler

DOROTHY ELLER STUTTLER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DOROTHY ELLER STUTTLER, A WIDOW, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, this 6th day of **June, 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:

FRANK RAKAS AND WIFE, DONNA LOUDENE GEE RAKAS

Property Address:

8409 RILEY ADCOCK ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

Map & Parcel #: MAP 4, PARCEL 139

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 **$42500** 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 6th day of **June, 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:

_____
_____
_____

EXHIBIT 'A'

BEING Lot No. 2 on the Plan of the Subdivision of the Stuttler Property, a plan of which is of record in Plat Book 6050, page 293, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of same.

Being a part of the same property conveyed to Dorothy Stuttler** and husband, Russell Stuttler*, by Warranty Deed from Robert T. Fleming and wife, Ruby Fleming, of record in Book 5975, page 404, Register's Office for Davidson County, Tennessee. The said Russell Harold Stuttler having subsequently conveyed all of his right, title and interest in and to said property to Dorothy Eller Stuttler by Quitclaim Deed, of record in Book 8296, page 71, said Register's Office. *The said Russell Stuttler being one and the same person as Russell Harold Stuttler. **The said Dorothy Stuttler being one and the same person as Dorothy Eller Stuttler.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 4, PARCEL 139).

2. All matters as set forth on the Plan of the Subdivision of the Stuttler Property, of record in Plat Book 6050, page 293, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon, including, but not limited to:

50.82 Foot Wide Public Utility Easement extending from Riley Adcock Road a distance of 731.17 feet +/- to remainder of the property.

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