Davidson County DEEDWARR
Recvd: 08/05/05 08:26 4 pg:
Fees:23.00 Taxes:207.20

20050805-0092135

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 2nd day of August, 2005, by and between RHONDA GAIL YOUNG, MARRIED, and JOHN EDWARD BOSTELMAN, UNMARRIED and LORI DEMONTIGNY, MARRIED, hereinafter called Grantors, and JAYNE B. WORKMAN, 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, RHONDA GAIL YOUNG, MARRIED, and JOHN EDWARD BOSTELMAN, UNMARRIED and LORI DEMONTIGNY, MARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto JAYNE B. WORKMAN, hereinafter referred to as Grantee, her 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 4323 STENBERG ROAD, WHITES CREEK, TENNESSEE 37189.

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

JAMES R. YOUNG, husband of RHONDA GAIL YOUNG, the 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.

GERALD DEMONTIGNY, husband of LORI DEMONTIGNY, the 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.

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

Rhonda Gail Young
RHONDA GAIL YOUNG
Signature of Seller

James R Young
JAMES R. YOUNG
Signature of Seller Spouse

JOHN EDWARD BOSTELMAN
Signature of Seller

Lori deMontigny
LORI DEMONTIGNY
Signature of Seller

GERALD DEMONTIGNY
Signature of Seller Spouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RHONDA GAIL YOUNG and husband, JAMES R. YOUNG**, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, this 2nd day of August, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LORI DEMONTIGNY and husband, GERALD DEMONTIGNY**, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, this 2nd day of August, 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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN EDWARD BOSTELMAN, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, this 2nd day of **August, 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:

JAYNE B. WORKMAN
3714 CENTRAL AVENUE
NASHVILLE, TENNESSEE 37205

Property Address:

4323 STENBERG ROAD
WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

JAYNE B. WORKMAN
3714 CENTRAL AVENUE
NASHVILLE, TENNESSEE 37205

Map & Parcel #: MAP 39, PARCEL 49

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 **$56000** 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.

Jayne B. Workman
Affiant

Sworn to and subscribed before me, a Notary Public, this 2 day of **August, 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 05-270J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Map 39, Parcel 49, of the 1st Councilmanic District described by survey dated June 14, 2005, performed by Jeffrey Patrick Chandler, Tennessee Land Surveyor Number 2353, and being further described as follows:

Beginning at an existing iron pin, being located from an existing nail in the center line of Dry Fork Road, the same being the Northwest corner of Danna Hayes as of record in Book 10193, Page 893, Register's Office for Davidson County, Tennessee; thence along the West boundary of said Hayes, South 08 deg. 31' 00" West a distance of 487.98' to an existing capped iron pin marked as "Walker" near a utility pole; thence continuing with said Hayes line, south 08 deg. 31'00" West a distance of 470.00' to an existing iron pin on a hillside, in the east boundary line of Barry N. Capps as of record in Instrument Number 200308140006796, R.O.D.C., the Northwest corner of this tract, and the point of beginning of this description; thence continuing along the west boundary of this tract and the east boundary of Barry N. Capps, Gus Capps (Book 7692, Page 426, R.O.D.C.), and Barry N. Capps (Book 9707, Page 652, R.O.D.C.), South 08 deg. 31' 00" West a distance of 469.00' to a set iron pin in a fence row, being the southwest corner of this tract and a common corner to John A. Bostelman as of record in Book 5209, Page 159, R.O.D.C., thence with Bostelman North 50 deg. 33' 31" East a distance of 334.04' to a set iron pin; thence North 62 deg. 05' 32" East a distance of 240.70' to an existing 1" diameter iron rod in a bush, the southeast corner of this tract, an interior corner to said Bostelman, and the "terminus of a 30' road" as mentioned in Book 3405, Page 411, R.O.D.C.; thence North 29 deg. 18' 15" West a distance of 305.76' to an existing capped iron pin marked "Walker" and the common corner to said Danna Hayes; thence with said Hayes South 63 deg. 05' 33" West a distance of 282.11' to an iron pin; which is the point of beginning, having an area of 132928 square feet, 3.05 acres.

Being the same property conveyed to John Bostelman and wife, Jackie Bostelman, by Warranty Deed from E.A. Lanius and wife, Mary Hayes Lanius, of record in Record Book 3405, Page 411, Register's Office for Davidson County, Tennessee.

John Bostelman died on 2/17/02 and the property vested by operation of law in his surviving spouse, Jackie Bostelman. Jackie Bostelman died on 6/26/03, unmarried and testate, and by her last will and testament, filed n the Seventh Circuit Court (Probate Division), for Davidson County, Twentieth Judicial District, State of Tennessee, Docket No. 04P1727, and filed to Will Instrument Number 5716/1686690, the property was devised and bequeathed unto her three living children, Rhonda Young, John Bostelman and Lori deMontigny.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 39, PARCEL 49).

2. Country easements for roads and utilities, if any.

3. All matters as set forth on the Map of J.M. Maye's Subdivision of record in Will Book 30, page 175, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Subject to all Debts, claims, liens and taxes which may be due and owing on the Estate of Muriel Jaqueline Bostelman, deceased.

5. DEED OF TRUST from John Bostelman and wife, Jackie Bostelman, to C.D. Rippy, Trustee, of record in Book 4029, page 685, said Register's Office, to secure to Commerce Union Bank, the payment of one note dated 6/02/66, in the original principal amount of $3,124.08, due and payable as set forth therein. Company hereby affirmatively insures the insured against any loss or damage which may arise as a result of said Deed of trust having not been released of record.