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

Davidson County DEEDWARR
Recvd: 08/05/05 08:27 4 pgs
Fees:23.00 Taxes:118.40
20050805-0092136

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 unimproved 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 233

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 **$32000** 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

05-270JA

EXHIBIT 'A'

Located in the 14th Civil District of Davidson County and located on the south side of Dry Fork Road and the east side of Stenberg Road, and more fully described as follows, according to survey by Elbert F. Luther, Jr., dated March 18, 1977:

Beginning at an iron pin, same being the northeast corner of John Bostelman 3 acre tract, thence with the east line of said tract South 58 deg. West, 240.7 feet to an iron pin on hillside; thence South 45 deg. 30' West, 335 feet to a 30" popular tree in the west boundary line of the 38 acre tract; thence with the outside boundary South 3 deg. 30' West, 165 feet to an 8" persimmon in the fence line; thence with fence line South 5 deg. East 139 feet, South 18 deg. East, 25 feet to a 36" popular, (four fence corners); thence South 38 deg. East, 35 feet, thence South 68 deg. East, 356 feet to a 12" hickory in old fence line; thence North 70 deg. East, 40 feet, thence North 81 deg. East, 250 feet to an iron pin; thence North 51 deg. 30" East, 198.5 feet to an iron pin on top of ridge; thence North 58 deg. East, 250 feet, thence North 20 deg. East, 125 feet, thence North 14 deg. East, 230 feet, thence North 10 deg. East, 165 feet, thence North 50 feet (in all 584 feet) to a 30" Oak in fence line; thence North 66 deg. East, 100 feet, and North and North 58 deg. East 300 feet to a point in Dry Fork Road; thence with the center of said Road North 53 deg. West, 100 feet, and North 59 deg. West, 600 feet to a point in the center of Dry Fork Road, and North 67 deg. 370 feet to a pin in the edge of Dry Fork Road (22.5 feet form center of bridge); thence on a new line South 63 deg. 30' West, 309.5 feet to an iron pin in fence; thence South 52 deg. West, 224 feet to an iron pin on the edge of John Bostelman drive; thence South 33 deg. 30' East, with John Bostelman line (3 acre tract), 541.5 feet to the beginning containing 31 acres more or less.

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 5209, Page 159, 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 233).

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