PROPERTY TAX INFORMATION:

OWNER: James R. Groseclose
William E. Lewis Jr.
5028 Franklin Road
Nashville, TN 37220

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

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

Map/Group: 146/10
Parcel: 57

Davidson County DEEDWARR
Recvd: 09/14/05 10:48 2 pgs
Fees:13.00 Taxes:2882.67
20050914-0110523

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, we the undersigned, **Ray Anthony Story and wife, Suzanne M. Story,** have bargained and sold and does hereby transfer and convey unto **James R. Groseclose and William E. Lewis Jr.,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the OH-02360 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Ragland Estates, as of record in Plat Book 2663, page 104, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ray Anthony Story and wife, Suzanne M. Story by Warranty Deed dated August 7, 2000, from Charles S. Stites and Wife, Meril B. Stites, of record in Instrument No. 200008090079006, in the 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.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we 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 Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our 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 Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 8th day of September, 2005.

Ray Anthony Story

Suzanne M. Story by Ray Anthony Story POA

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Suzanne M. Story, 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 (WARRANTY DEED) for the purposes therein contained; and the said Suzanne M. Story, to me known to be the person who executed the foregoing instrument in behalf of Ray Anthony Story, acknowledged that she executed the same as the free act and deed of said Ray Anthony Story, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Ray Anthony Story, and appearing of record in Book _____, page _____, in the Register's Office of Davidson County, Tennessee.

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 $ 779,100.00, 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 8th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 06/22/08

/G4441