Davidson County DEEDWARR
Recvd: 11/21/05 13:53 3 pgs
Fees:18.00 Taxes:222.00
20051121-0140361

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 18th day of November, 2005, by and between MATTIE LOU GRAVES HORSLEY, UNMARRIED, hereinafter called Grantor, and DONNA L. COZART, UNMARRIED, 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, MATTIE LOU GRAVES HORSLEY, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto DONNA L. COZART, UNMARRIED, 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 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 4916 CLARKSVILLE HWY., WHITES CREEK, TN 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 Grantor covenants and agrees with the said Grantee 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 Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

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

Mattie Lou Graves Horsley
MATTIE LOU GRAVES HORSLEY
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MATTIE LOU GRAVES HORSLEY, UNMARRIED, 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at Mad **, TENNESSEE, this** 18 **day of November, 2005.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

DONNA L. COZART, UNMARRIED
4916 CLARKSVILLE HWY.
WHITES CREEK, TN 37189

Property Address:

4916 CLARKSVILLE HWY., WHITES CREEK, TN 37189
Person Responsible for Taxes:

P.O. Box 344
Whites Creek 37189

Map & Parcel #: P/O MAP 48, PARCEL 35

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 **60000** 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.

Donna L. Cozart
Affiant

Sworn to and subscribed before me, a Notary Public, this 18 day of **November, 2005.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-299J

EXHIBIT 'A'

A parcel or tract of land in Davidson County, Tennessee being more particularly described according to a survey made by Chandler Surveying, Jeffrey Patrick Chandler, Surveyor, RLS No. 2353, dated October 11, 2005, described as follows:

Beginning at an existing concrete monument which is the Southeast corner of James Lee West as of record in Book 4340, Page 728, Register's Office for Davidson County, and the Southwest corner of Fred R. Graves and Mattie Lou Graves as of record in Book 3848, Page 597, R.O.D.C.; thence N 40 deg. 40'13" E a distance of 459.76' to an existing iron pipe beside a metal t-post; thence N 46 deg. 33' 13" W a distance of 175.01' to an existing iron pin at a metal t-post, the northwest corner of said west and a point in the line of Eric Ericson as of record in Book 5287, Page 407, R.O.D.C.; thence with Ericson N 40 deg. 44' 58" E a distance of 285.97' to an existing iron pin beside a metal t-post and the common corner to Marie Coleman as of record in Instrument Number 20020502005496, R.O.D.C.; thence with Coleman N 08 deg. 21' 10" E a distance of 147.98' to a set iron pin; thence with a new line severing the remainder of the Graves property as of record in Book 3848, page 597, R.O.D.C. S 81 deg. 38' 52" E a distance of 200.00' to a set iron pin; thence S 08 deg. 21' 10" W a distance of 147.98' to a set iron pin; thence S 16 deg. 14' 27" W a distance of 437.38' to a set iron pin; thence S 31 deg. 28' 20" W a distance of 465.61' to a set iron pin in the North margin of Clarksville Highway, said iron pin being 1,211.58' more or less from the center line of Lloyd Road; thence with a curve turning to the right with an arc length of 250.00', with a radius of 3785.00', with a chord bearing of N 50 deg. 08' 55" W, with a chord length of 249.95' to an existing concrete monument, which is the point of beginning.

Being a portion of the same property conveyed to Fred R. Graves, by Deed from G. Henry Graves and Mattie G. Graves, of record in Book 1031, page 175, Register's Office for DAVIDSON County, Tennessee; and by Deed from G. Henry Graves of record in Book 2542, Page 21, Register's Office for said county. The said Fred R. Graves having subsequently conveyed said property to his wife, Mattie Lou Graves, for the purpose of creating an estate by the entirety in Fred R. Graves and wife, Mattie G. Graves, said deed being of record in Book 3848, Page 597 , said Register's Office. The said Fred R. Graves having died on 1-8-68, and the property vested by operation of law in his surviving spouse, Mattie Lou Graves. Mattie Lou Graves subsequently remarried to Roy Horsley, and became Mattie Lou Graves Horsley. Her husband, Roy Horsley, died on 11-22-96 Mattie Lou Graves Horsley is currently unmarried.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (P/O MAP 48, PARCEL 35).

2. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7461, page 817, Register's Office for DAVIDSON County, Tennessee.