This instrument was prepared by
Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 12/06/05 10:51 3 pgs
Fees:18.00 Taxes:305.25
20051206-0146587

The actual consideration or value, whichever is greater, is $82,500.00

Affiant

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires Jan. 25, 2006

Address of New Owner:
Andrew B. Ward
302 Two Mile Pike
Goodlettsville, TN 37072

Send Tax Bills to:
Taylor, Bean & Whitaker
1417 North Magnolia Ave
Ocala, FL 34475-9078

Map-Parcel Numbers:
26-5-76

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terry W. Davis, Sr., Shirley J. Davis, Iva Louise Boyd, Cecil L. Davis, Linda R. Pelham** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew B. Ward and wife, Leigh Ann Ward**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Two parcels of land in Davidson County, Tennessee, in the city of Goodlettsville, described as follows:

Parcel No. 1

According to a survey made by J. R. Scott, Surveyor, on July 7, 1955:

Beginning at a stake in the East right-of-way line of the Two-Mile Pike, the same being 325 feet south of a 50 ft. street and a corner to H. R. Drake; thence with said pike S. 23-1/2 deg. E. 75 feet to a stake; thence N. 69 deg. E. 189 feet to a point in the L & N Railroad property; thence with the Railroad property n. 7 deg. W. 75 feet to a stake, corner to H. R. Drake; thence S. 69 deg. W. 198 feet to the beginning, being 50 feet of Lot 15 and 25 feet of Lot 16 of a plat made by H. R. Drake in 1948.

Parcel No. 2:

Being the southerly 9 feet of the northerly 25 feet of Lot No. 15 of the H. R. Drake et al subdivision made by J. R. Scott, Surveyor, on March 23, 1948, described according to an unrecorded plat as follows:

Beginning at a point on the east side of the right-of-way of Two-Mile Pike, the same being the southwest corner of a tract of land conveyed this date to Billy Hitt; thence with the Hitt line North 69 deg. east 198 feet more or less to the southeast corner of said conveyance to Billy Hitt, and the right-of-way of L & N Railroad; thence with the said right-of-way of L & N Railroad South 7 deg. East 9 feet to a stake in said right-of-way, the same being the northeast corner of a tract of land formerly conveyed to Lee Douglas; thence with the Douglas line South 69 deg. west 198 feet more or less, to a stake on the east right-of-way of Two-Mile Pike, the same being the Douglas northwest corner; thence with said right-of-way, 9 feet to the point of beginning.

Being the same property conveyed to Terry W. Davis, Sr. and wife, Shirley J. Davis by Warranty Deed from Jack Wayne Daniel, married, deed dated 10/17/1994, of record in Deed Book 9502, Page 462, and further conveyance by Quitclaim Deed of record in Book 9878, Page 413, to create as tenancy in common with Terry W. Davis, Sr. Shirley J. Davis, Iva Louise Boyd, Cecil L. Davis and Linda R. Pelham, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 302 Two Mile Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of November, 2005

Terry W. Davis, Sr.

Shirley J. Davis

Iva Louise Boyd

Cecil L. Davis

Linda R. Pelham

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Terry W. Davis, Sr., Shirley J. Davis, Iva Louise Boyd, Cecil L. Davis, and Linda R. Pelham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he, they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2005.

Notary Public

My Commission Expires Jan. 25, 2006

(SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENNESSEE