Instrument Prepared by Prime Escrow, Inc., Richard A. Northcutt, Atty., 109 N. Cannon St., Woodbury, TN 37190
based upon information provided by the parties

Name and Address of New Owner: M. Lee Barrett, Jr.
976 MURFREESBORO RD.
NASHVILLE, TN 37217

Send Tax Bill to: New Owner
Map: 135 **Parcel:** 131.00

Davidson County DEEDWARR
Recvd: 02/07/06 08:12 2 pg
Fees:13.00 Taxes:347.80

20060207-0014835

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which being hereby acknowledged, I/we, WILLIAM DOUGLAS MARKUM, MINA FAYE FOSTER GUNTER, and SAMMIE JEAN MARKUM STEFFEN, being all of the heirs at law of Pearl B. Markum (aka Willie Pearl Brandon Markum), hereinafter called the Grantor(s), have bargained and sold and by these presents transfer(s) and convey(s) unto M. LEE BARRETT, JR., the Grantee(s), his/her/their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I: Land situated in the second, formerly the fifth Civil District of said County about eight miles from the City of Nashville on the Murfreesboro Pike, and described as follows: Beginning in the center of said Turnpike, J. S. Rice's S. W. corner, and running thence with his line north 20 poles to a stake in the west margin of a drain, thence north 56 ¾ degrees W. 9.56 poles to a stake in said drain; thence south 20 poles to a point in the center of said Turnpike road; thence with the center of the said Turnpike south 56 ¾ degrees E. 9.56 poles to the beginning, containing one acre.

TRACT II: Land situated and being in the new 2nd, formerly the 5th Civil District of said Davidson County, Tennessee, directly on the the Murfreesboro Turn Pike, and beginning at the mutual corner of said Robert Meriwether and Henry Hill & Bessie Hill on the northerly margin of said Murfreesboro Turn Pike, running thence in a northerly direction 65 feet to a stake; thence in a westerly direction 54 feet to the northerly margin of said Murfreesboro Turn Pike; thence with the northerly margin of said Turn Pike easterly 32 feet to the beginning, and being triangular in shape.

Being the same property conveyed to Sam T. Markum and wife, Pearl B. Markum in Deed Book 4078, Page 766, Register's Office for Davidson County, Tennessee. The said Sam T. Markum predeceased Pearl B. Markum who died on July 5, 2005. Reference is made to Davidson County Probate File #05P1319. The grantors herein are the only heirs at law of Pearl B. Markum (aka Willie Pearl Brandon Markum).

Property Address: 1914 Old Murfreesboro Rd., Nashville, TN 37217

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

It is further agreed and understood that the property taxes shall be prorated.

The spouses of the Grantors herein join in this instrument for the purpose of conveying whatever interest they may have acquired in the subject property by virtue of their marital status.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their heirs and assigns, forever; and Grantor(s) covenant(s) with said Grantee(s) that he/she/they is/are lawfully seized and possessed of said land in fee simple, have/has a good right to convey it and the same is unencumbered unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. (Whenever

used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders).

WITNESS our signature(s) on January 28, 2006.

WILLIAM DOUGLAS MARKUM

LINDA H. MARKUM

MINA FAYE FOSTER GUNTER

JACKIE GUNTER

SAMMIE JEAN MARKUM STEFFEN

GERALD STEFFEN

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF CANNON

Before me, a Notary Public in and for the said state and county, personally appeared WILLIAM DOUGLAS MARKUM, LINDA H. MARKUM, MINA FAYE FOSTER GUNTER, JACKIE GUNTER, SAMMIE JEAN MARKUM STEFFEN, and GERALD STEFFEN, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor(s), and who acknowledged the execution of the foregoing instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at Woodbury, Tennessee on January 28, 2005.

My Commission Expires Oct. 27, 2008

NOTARY PUBLIC

RICHARD NORTHCUTT
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $94,000.00, 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 1-31-06, 2006.

My Commission Expires 4-20-09

NOTARY PUBLIC

KYLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CANNON