THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 5348

Davidson County DEEDWARR
Recvd: 02/21/06 10:48 2 pgs
Fees:13.00 Taxes:1209.90
20060221-0019924

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY SEVEN THOUSAND AND 00/100 ($327,000.00) DOLLARS, cash in hand paid by NEAL H. LAMPLEY and wife, MARY LAMPLEY, receipt of which is hereby acknowledged, I, MADELINE WILLIAMS NEWSOM, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said NEAL H. LAMPLEY and wife, MARY LAMPLEY, their heirs and assigns, a certain tract or parcel of land as follows:

Being Lot No. 6 on the Plan of Part Three Wallace Subdivision of record in Book 1130, Page 82, in the Register's Office of Davidson County, Tennessee.

SAID Lot No. 6 fronts 100.0 feet on the northeasterly margin of Vailwood Drive and extends back 197.0 feet on the northerly line and 197.6 feet on the southerly line in the rear, measuring 100.0 feet thereon.

Being the same property conveyed to Madeline Williams Newsom, married, by deed from Gary J. Hill and wife, Clara Z. Hill, dated June 10, 1997, and of record in Book 10488, Page 563, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plan of Part Three Wallace Subdivision of record in Book 1130, Page 82, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of Vailwood Drive.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said NEAL H. LAMPLEY and wife, MARY LAMPLEY, their heirs and assigns, forever. And I do covenant with the said NEAL H. LAMPLEY and wife, MARY LAMPLEY, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2006 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said NEAL H. LAMPLEY and wife, MARY LAMPLEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 16th day of February, 2006.

MADELINE WILLIAMS NEWSOM

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MADELINE WILLIAMS NEWSOM, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 16th day of February, 2006.

NOTARY PUBLIC

R. ERIC THORNTON NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

My Comm. Expires Mar. 19, 2007

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $327,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 16th day of February, 2006.

NOTARY PUBLIC

KAREN MATLOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

My Commission Expires: _____

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Tax Map 117-3
Parcel No. 55.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. & Mrs. Neal H. Lampley
2109 TIMBERWOOD PLACE
NASHVILLE, TN 37215