NEW OWNER:

EDWARD L. SELLARS and BARBARA H. SELLARS
368 WILLOW BOUGH LANE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
WILSON BANK & TRUST
623 WEST MAIN STREET
LEBANON, TN 37087

Map 54
Group 15 0
Parcel 1.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 05-1504

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 02/22/06 13:59 3 pgs
Fees:18.00 Taxes:1091.50
20060222-0020825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BARRY G. ELDRIDGE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **EDWARD L. SELLARS and wife, BARBARA H. SELLARS, tenants by the entireties**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 284 on the Plan of Brandywine Farms, Section 17, as of record in Book 4860, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed unto Barry G. Eldridge by quitclaim deed from Karen B. Mickley, dated March 17, 1998, and of record in Book 10847, Page 50, Register's Office for Davidson County, Tennessee. Further reference is made to a deed of record in Book 5475, Page 444, said register's office.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4860, Page 70, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, KIM ELDRIDGE, wife of the said Barry G. Eldridge, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 17th day of February, 2006.

Barry G. Eldridge
BARRY G. ELDRIDGE

Kim Eldridge
KIM ELDRIDGE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARRY G. ELDRIDGE and wife, KIM ELDRIDGE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of February, 2006.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of February, 2006.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY