This instrument prepared from information furnished by the parties hereto and no title examination was performed.

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 09/19/06 15:55 3 pgs
Fees:18.00 Taxes:74.00

20060919-0116129

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of September, 2006, by and between HERBERT MARTIN WADE and JUANITA TOMLINSON WADE, HUSBAND AND WIFE, hereinafter called Grantors, and DONALD H. EVANS and SHERYL EVANS, HUSBAND AND WIFE, hereinafter called Grantees.

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, HERBERT MARTIN WADE and JUANITA TOMLINSON WADE, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto DONALD H. EVANS and SHERYL EVANS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 Grantors 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 4300 LITTLE MARROWBONE RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

SELLER:

Herbert Martin Wade
HERBERT MARTIN WADE
Signature of Seller

Juanita Tomlinson Wade
JUANITA TOMLINSON WADE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HERBERT MARTIN WADE and JUANITA TOMLINSON WADE, HUSBAND AND WIFE, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, **this** 15th **day of September, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

DONALD H. EVANS and SHERYL EVANS
4250 Little Marrowbone Rd.
Joelton, TN 37080

Property Address:

4300 LITTLE MARROWBONE RD., JOELTON, TN 37080
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 38, PARCEL 20

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 **20000** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of **September, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-374J

EXHIBIT 'A'

A tract or parcel of land consisting of 7/10 acres +/- in the 14th Civil District of Davidson County,. Tennessee, described according to a survey by George W. Watkins, Surveyor, March 23, 1961, as follows:

Beginning at a point in the center of Little Marrowbone Rd., in the eastern boundary line of the original William Winters tract of land containing 898 acres; thence with the center of said road, as follows: North 81 deg. West 250 feet, North 78 deg. 45' West 200 feet, North 75 deg. West 256 feet, and continuing with the same and around a slight curve in a southwesterly direction 455 feet to a railroad spike, the point of beginning; thence from said point of beginning North 29 deg. West 177 feet to an iron pin; thence South 50 deg. 30' West 211 feet to an iron pin; thence South 23 deg. 30' East 112 feet to a railroad spike in the center of said Little Marrowbone Road; thence with the center of same North 67 deg. 45' East 217 feet to the beginning.

Being the same property conveyed to HERBERT MARTIN WADE and JUANITA TOMLINSON WADE, HUSBAND AND WIFE, by Warranty Deed from M.L. Wade, Jr., and wife, Bessie M. Wade, of record in Book 3785, Page 154, Register's Office for DAVIDSON County, Tennessee.