STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$86,500.00** (Eighty Six Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 24th day of January, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

Davidson County DEEDWARR
Recvd: 02/08/07 10:20 2 pgs
Fees:13.00 Taxes:320.05
20070208-0016606

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Donald R. Seymour 302 Two Mile Pk Goodlettsville,TN 37072	Same	026-05-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW B. WARD AND LEIGH ANN WARD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DONALD R. SEYMOUR,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

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

Parcel No. I
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 Andrew B. Ward and wife, Leigh Ann Ward in Instrument 20051206-0146587 recorded 12/6/2005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry W. Davis, Sr.; Shirley J. Davis; Iva Louise Boyd; Cecil L. Davis and Linda R. Pelham by Deed of record in Book 9878, Page 413 recorded 12/5/1995, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

LTSR Number. GTE File: 2007010681

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **302 TWO MILE PK** **GOODLETTSVILLE,TN37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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, this 24th day of January, 2007

X _____
Andrew B. Ward

X _____
Leigh Ann Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of January, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Andrew B. Ward and Leigh Ann Ward** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of January, 2007.

_____
Notary Public

MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Commission Expires: _____