WARRANTY DEED

PREPARED BY:
Ernest Medlin, Surveyor
516 Heather Place
Nashville, Tn. 37204
297-5166

Davidson County DEEDWARR
Recvd: 02/22/07 09:34 3 pgs
Fees:18.00 Taxes:1.85
20070222-0021843

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater for this transfer is $ 500.00

affiant

Sworn to and subscribed before me this 20 day of February, 2007

NOTARY PUBLIC

My Commission Expires 9/19/2009

JACI LEWIS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMM. EXPIRES 09-19-2009

Newowner/Tax Bills → Steven P. Wiles 828 North Summerfield Drive Madison, Tn. 37115
ADDRESS NEW OWNER
Send tax bills to same as above address

Map & Parcel No. Part of Map 42-3
Parcel No.128

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter GRANTEES and other good and valuable consideration, the receipt of which is hereby acknowledged, We Don A. Durham and wife Shirl Ann Dunham hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto Steven P. Wiles and wife Norma G. Wiles, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the rear part of Lot Number 2 on the Plan of C. B. Buchanan, of record in Plat Book 6200, Page 356, in the Register's Office of said county and state.

Beginning at the southeast corner of Lot No. 6, on the plan of Bonnie Brae, Section 5, of record in Plat Book 3600, Page 68, said Register's Office; thence along the present rear line of Lot Number 6 of Bonnie Brae, which is also the common line of Lot Number 2 on the plan of C. B. Buchanan aforesaid North 87 degrees, 57 minutes West 192.16 feet to a common rear corner of Lot Number 6 of Bonnie Brae, Section 5, and Lots 1 and 2 of the aforesaid C. B. Buchanan Plan; thence severing Lot Number 2 North 36 degrees 47 minutes East 150.41 feet to a point on the northeast line of Lot Number 2 of said plat; thence with the northeast line of said Lot Number 2 South 50 degrees, 39 minutes, 14 seconds East 87.30 feet to an angle in said lot line, and continuing with said line South 53 degrees, 27 minutes East 70.73 feet to the north rear corner of Lot Number 7 of the aforesaid Bonnie Brae, Section 5; thence along the westerly line of Lot Number 7 South 36 degrees, 49 minutes West 37.31 feet to the point of beginning, containing 14,672 square feet, or 0.34 acres, all of which is shown on "Exhibit A", which is attached hereto and made a part hereof.

Being part of the same property conveyed to Don A Durham and wife Shirl Ann Dunham, of record in Deed Book 8290, Page 425, said Register's Office.

The bearings and dimensions in the above description are derived both from the Plan of Bonnie Brae, Section 5, and calculations necessary to produce a closed traverse. Some Bearings and dimensions differ on the recorded plans of Bonnie Brae, and C. B. Buchanan. The bearings and dimensions on the conveyed parcel follow the original common lines of the referenced lots except on the line which severs Lot Number 2 of the C. B. Buchanan Plan.

The parcel conveyed is unimproved and is identified as the rear part of Tax Map Number 42-3, Parcel Number 128 on the Metro Tax Maps.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assign forever; and we do covenant with said GRANTEES 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/ or any encumberances of record; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 16 day of Feb, 2007

Don A. Dunham-Seller

Shirl Ann Dunham-Seller

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Don A. Dunham and Shirl Ann Dunham, the bargainors, 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 Nashville, Tennessee on this 16 day of February, 2007

NOTARY PUBLIC

JACI LEWIS
NOTARY PUBLIC
TENNESSEE
MY COMM. EXPIRES
09-19-2009
DAVIDSON COUNTY

My Commission Expires: 9/19/2009

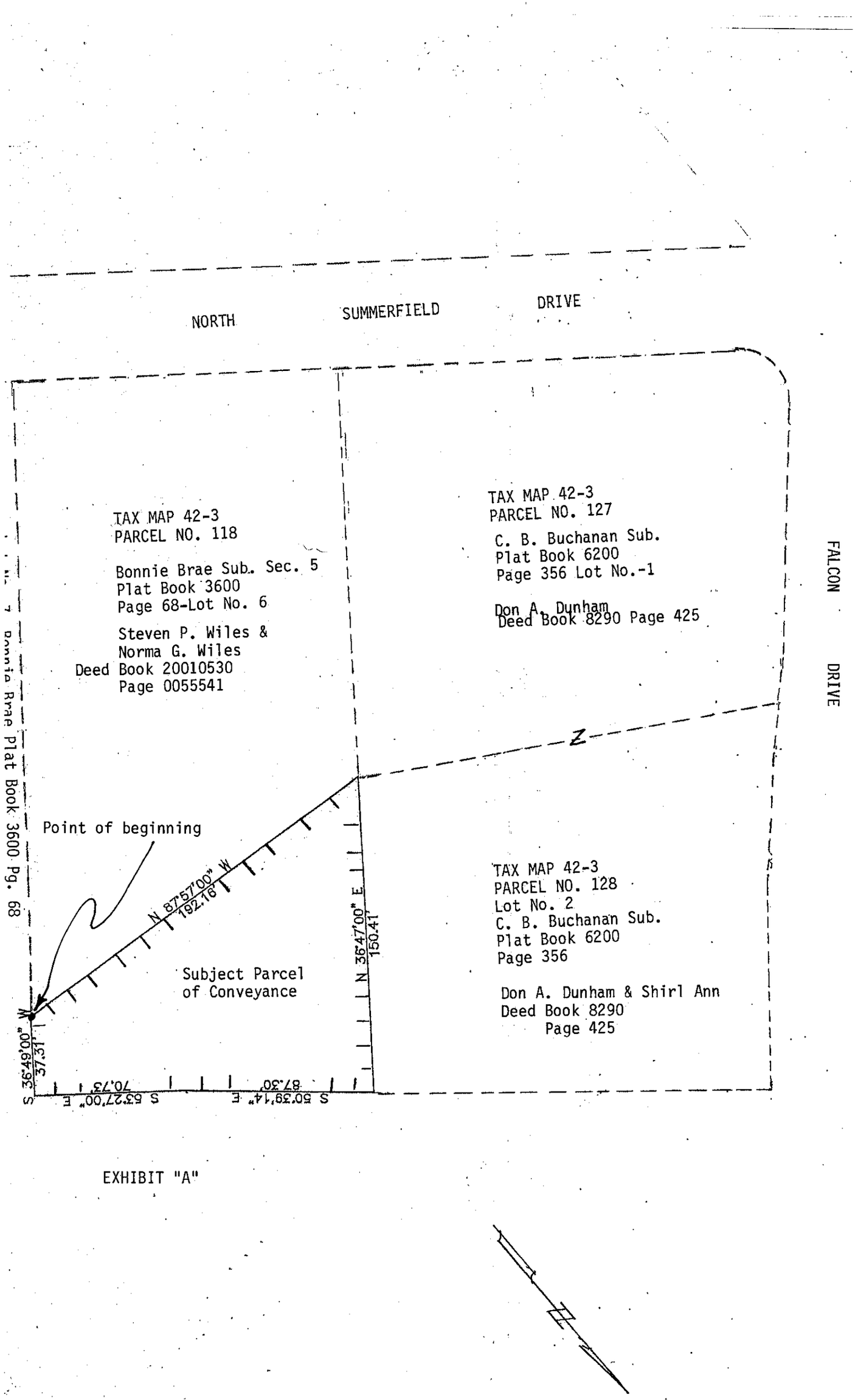

NORTH SUMMERFIELD DRIVE
FALCON DRIVE
TAX MAP 42-3
PARCEL NO. 118
Bonnie Brae Sub. Sec. 5
Plat Book 3600
Page 68-Lot No. 6
Steven P. Wiles &
Norma G. Wiles
Deed Book 20010530
Page 0055541
TAX MAP 42-3
PARCEL NO. 127
C. B. Buchanan Sub.
Plat Book 6200
Page 356 Lot No.-1
Don A. Dunham
Deed Book 8290 Page 425
Point of beginning
N 87°57'00" W
192.16'
N 36°47'00" E
150.41'
Subject Parcel
of Conveyance
TAX MAP 42-3
PARCEL NO. 128
Lot No. 2
C. B. Buchanan Sub.
Plat Book 6200
Page 356
Don A. Dunham & Shirl Ann
Deed Book 8290
Page 425
S 36°49'00" W
37.31'
S 63°27'00" E
70.73'
S 50°39'14" E
87.30'
Bonnie Brae Plat Book 3600 Pg. 68

EXHIBIT "A"