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

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of October, 2007, by and between GAYLE B. BERNARD, A WIDOW, UNMARRIED, hereinafter called Grantor, and VIRGINIA C. TEAM, UNMARRIED, hereinafter called Grantee.

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, GAYLE B. BERNARD, A WIDOW, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto VIRGINIA C. TEAM, UNMARRIED, hereinafter referred to as Grantee, her 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 Grantor 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 improved property known as 5596 HIGDON ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Gayle B. Bernard

GAYLE B. BERNARD
Signature of Seller

_____

Signature of Seller

Davidson County DEEDWARR
Recvd: 11/02/07 15:32 3 pgs
Fees:18.00 Taxes:869.50

20071102-0129759

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GAYLE B. BERNARD, A WIDOW, UNMARRIED, the within named 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, at Joelton, Tennessee, **this** 31st **day of October, 2007.**

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:

VIRGINIA C. TEAM
5596 Higdon Rd
Joelton, TN 37080

Property Address:

5596 HIGDON ROAD, JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 37, PARCEL 071.00

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 **$235000** 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.

Virginia C. Team
Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of **October, 2007.**

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

07-437J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod at the southwest corner of Team, a point on the northerly line of Labour as recorded in Deed Book 8971, page 417, and also Wilson's southeasterly corner as recorded in Deed Book 4299, page 457; thence along Wilson's easterly line N 27 03 min. W 570.20 feet to an iron rod; thence, along a new division line severing the Team property N 88 00 min. E 480.00 to an iron rod in a hollow; thence, with the same down the center of the hollow with its meanders the following calls: S 03 28 min. W 48.20 feet; S 26 00 min. E 138.00 feet; S 34 45 min. E 163.00 feet; S 21 04 min. E 251.40 to an iron rod in the center or the hollow being N 88 00 min. W 642.50 feet along Team's southerly boundary from a railroad spike in the center of Little Marrowbone Road; thence, along Team's southerly boundary with Labour N 88 00 min. W 461.50 feet to the beginning, containing 5.61 acres, more or less, according to a survey by Boyd B. Gibbs, RLS No. 1598, dated June 14, 1994.

The above property is served by a 50 feet Ingress-Egress and Utility Easement through Team property to Cotton Patch Road, the centerline of which is more particularly described as follows:

Beginning at a point in the center of an existing ridge road on the northerly line of the above described 5.61 acre tract, being N 88 00 min. E 153 feet from the northwest corner of said tract; thence, along a line passing through the parent tract N 14 00 min. W 146.20 feet to a point; thence, with same N 02 30 min. E 294.00 feet to a point 25 feet east of an iron pipe in a brick pile, the southwest corner of Team's 8.39 acre tract as recorded in Deed Book 8210, page 330; thence along a line parallel to and 25 feet east of the westerly boundary of the aforementioned 8.39 acre tract N 10 13 min. W 700 feet, more or less, to a point on the southerly margin of Cotton Patch Road.

Being the same property conveyed to Gayle B. Bernard and Elle R. Bernard, Jr., wife and husband, by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument Number 20040625-0075886, Register's Office for DAVIDSON County, Tennessee. The said Elle R. Bernard, Jr. having since died on 9/30/06, and property vested, by operation of law, into his surviving spouse, Gayle B. Bernard.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 37, PARCEL 071.00).

2. 50 foot Ingress/Egress and Utility Easement as set forth in Special Warranty Deed, of record in Instrument Number 20040625-0075886 and as set forth in Quitclaim Deed, of record in Book 9400, page 261, Register's Office for DAVIDSON County, Tennessee.

3. Water Line Easement of record in Book 10220, page 696, Register's Office for DAVIDSON County, Tennessee.