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 28 day of November, 2007, by and between JUDYTH JONES, A MARRIED WOMAN, hereinafter called Grantor, and TIMOTHY DANSBY, AN UNDIVIDED ONE-HALF (1/2) INTEREST, and MARC A. SUTTON and BARBARA SUTTON, HUSBAND AND WIFE, AN UNDIVIDED ONE-HALF (1/2) INTEREST, 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, JUDYTH JONES, A MARRIED WOMAN, as Grantor, does hereby bargain, sell, transfer and convey unto TIMOTHY DANSBY, AN UNDIVIDED ONE-HALF (1/2) INTEREST, and MARC A. SUTTON and BARBARA SUTTON, HUSBAND AND WIFE, AN UNDIVIDED ONE-HALF (1/2) INTEREST, hereinafter referred to as Grantees, their successors 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 unimproved property known as 4912 CLARKSVILLE HWY., WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees 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".

ENOCH JONES, husband of JUDYTH JONES, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

Grantor further covenants and binds herself and her 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 persons whomsoever.

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

SELLER: JUDYTH JONES, A MARRIED WOMAN

Judyth Jones

JUDYTH JONES
Signature of Seller

Enoch Jones

ENOCH JONES
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 12/04/07 14:40 3 pgs
Fees:18.00 Taxes:340.40

20071204-0140464

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDYTH JONES, joined by her husband, ENOCH JONES, 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 office, this 28 day of November, 2007.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

TIMOTHY DANSBY
MARC A. SUTTON and BARBARA SUTTON
142 N. Wynridge Way
Goodlettsville, TN 37072

Property Address:

4912 CLARKSVILLE HWY., WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

Same
142 N. Wynridge Way
Goodlettsville TN 37072

Map & Parcel #: MAP 48, P/O PARCEL 035.00

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 **$92000.00** 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 28 day of **November, 2007.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8093

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, being a 6.0 acre tract of land, more particularly described as per the survey of Chandler Surveying, Jaffrey Patrick Chandler, TN No. 2353, dated 4-26-07, as follows:

Beginning at an existing iron pin on the north margin of Clarksville Highway, same being the southwest corner of Phyllis Tarkington as of record in Book 4929, Page 286, Register's Office for Davidson County, Tennessee; thence, with said margin North 54 deg. 19' 50" W a distance of 447.70' to a point; thence with a curve turning to the right with an arc length of 151.24' with a radius of 3785.00', with a chord bearing of N 53 deg. 11' 09" W, with a chord length of 151.23' to an existing iron pin, the same being the southeast corner of Donna Cozart as of record in Instrument 200511210140361, Register's Office for Davidson County, Tennessee; thence with said Cozart N 31 deg. 28' 20" E a distance of 465.61' to an existing iron pin and thence N 16 deg. 14' 27" E a distance of 298.64' to a new iron pin; thence severing the remaining portion of the property of Fred Graves as of record in Book 3848, Page 597, R.O.D.C., S 19 deg. 57' 27" E a distance of 543.89' to an existing iron pin the same being the northwest corner of Tarkington; thence with said Tarkington S 03 deg. 00' 00" W a distance of 525.00' to an existing iron pin which is the point of beginning, having an area of 261361.0 square feet, 6.0 acres more or less.

BEING the same property conveyed to JUDYTH JONES, A MARRIED WOMAN, by Warranty Deed from James Henry Graves, Judy Elaine Graves and Mary Ann Graves Dudley, of record in Instrument No. 20070521-0059981, as corrected in Deed of Correction in Instrument No. 20070808-0094966, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 48, P/O PARCEL 035.00).

2. Company does not assume any liability whatsoever for the amount of acreage contained in the subject property.

3. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603, et seq. or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq.; or bases based upon a change in the classification of the insured property (Roll Back Taxes) pursuant to T.C. A. Section 67-5-1001 et seq.

4. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7461, page 817, Register's Office for DAVIDSON County, Tennessee.