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 **28th** day of **September, 1998** between ROY FORKUM, A MARRIED MAN, and DEANA D. FORKUM, HIS WIFE, GRANTORs, and WALTER H. CARTER, TRUSTEE, THE 421 ROCKWOOD DRIVE TRUST, 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 is hereby acknowledged, ROY FORKUM, A MARRIED MAN, and DEANA D. FORKUM, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto WALTER H. CARTER, TRUSTEE, THE 421 ROCKWOOD DRIVE TRUST, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, 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 any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (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 421 ROCKWOOD DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE 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, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

DEANA D. FORKUM, wife of ROY FORKUM, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

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

BY: _____
ROY FORKUM Signature of Seller

_____
DEANA D. FORKUM

98 OCT -6 PM 12:57
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0496847
IDENTIF. # REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROY FORKUM and HIS WIFE, DEANA D. FORKUM,** 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 **28th** day of **September, 1998.**

Notary Public

My Commission Expires: 5/28/2000

DEIISE C. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Name and Address of Property Owner:

WALTER H. CARTER, TRUSTEE, THE 421 ROCKWOOD DRIVE TRUST and
2200 21ST AVENUE SOUTH, STE. 220
NASHVILLE, TN 37212

Property Address:

421 ROCKWOOD DRIVE
HERMITAGE, TN 37076

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 86-16, PARCEL 3

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 **$70,000.00** 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.

Trustee

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **September, 1998.**

Notary Public

DEIISE C. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hermitage Woods, a plat which is of record in Book 5050, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to ROY FORKUM, by Warranty Deed from WALTER H. CARTER, A MARRIED MAN, JOINED BY HIS WIFE, of record in Book 9964, page 413, and re-recorded in Book 11145, page 123, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 86-16, PARCEL 3, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 623.76).

2. All matters as set forth on the Plan of record in Plat Book 843, page 101, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

0316 10/06 0101 03CHECK 274.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11145 PAGE 130

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/06/98 01:39 0501 0316

0496847
IDENTIF. & REFERENCE

98 OCT -6 PM 12:57

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1355576