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

Instr:200007130069432 Page: 1 OF 3
REC'D FOR REC 07/13/2000 2:10:21PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $228.28

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of June, 2000 by and between RANGER PROPERTIES, A TN GENERAL PARTNERSHIP, hereinafter called GRANTOR, and LARRY E. WILSON and DANA L. WILSON, HUSBAND AND WIFE, 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 is hereby acknowledged, RANGER PROPERTIES, A TN GENERAL PARTNERSHIP, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LARRY E. WILSON and DANA L. WILSON, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, THEIR 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 GRANTOR 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 640 CHERYL DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors and assigns forever. The GRANTOR does covenant and agree 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".

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said GRANTEEs, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized officials of GRANTOR on the day and year first above written.

RANGER PROPERTIES, A TN GENERAL PARTNERSHIP,
by: Walter H. Carter, Managing Partner
WALTER H. CARTER, MANAGING PARTNER
Signature of Seller

PARTNERSHIP
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise C. Allis, a Notary Public of said State and County aforesaid, personally appeared WALTER H. CARTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of RANGER PROPERTIES the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this **30th** day of **June, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

LARRY E. WILSON and DANA L. WILSON
640 CHERYL DRIVE
MADISON, TN 37115

Property Address:

640 CHERYL DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

RANGER PROPERTIES, A TN GENERAL PARTNERSHIP
2200 21ST AVENUE SOUTH, STE. 220, NASHVILLE, TN 37212

Map & Parcel #: MAP 052-02, **PARCEL** 139.00

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 **$61,696.36** 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 **30th** day of **June, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

BEING Lot No. 30 and the west 1/2 of Lot No. 29 of Block "B" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 75 feet on the south side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to RANGER PROPERTIES, A TN GENERAL PARTNERSHIP, by Warranty Deed from PRESSLEY TEMPLETON, ET UX, of record in BOOK 10146, PAGE 973, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 052-02, PARCEL 139.00, 1999 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 0).

2. All matters as set forth on the Plan of record in Plat Book 1130, page 85, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. EASEMENT for sanitary sewers to Metropolitan Government of Nashville and Davidson County, of record in Book 5172, page 718, Register's Office for Davidson County, Tennessee.

4. DEED OF TRUST from RANGER PROPERTIES, to RONALD SAMUELS, Trustee, of record in Book 10146, page 977, said Register's Office,
Office, to secure to FIRST UNION NATIONAL BANK, the payment of one note dated 8-1-96, in the original principal amount of $ 40000.00, due and payable as set forth therein.