Record & Return To:
Williamson Title Company
[illegible] Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Karen B Rolling
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of March, 2001.

Notary Public

My Commission Expires: 2/23/2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/21/01 11:02 2pgs
Fees:11.00 Taxes:525.40
20010321-0027098

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jack T. Wilton Jr. and Francine M. Wilton
5000 West Oak Highland
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 173-040-0-A-048.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George R. Scalf and wife, Karen L. Scalf** hereinafter referred to as Grantors, hereby transfers and conveys to **Jack T. Wilton Jr. and wife, Francine M. Wilton** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Subdivision for Oak Highlands, Phase 1 of record in Book 6900, pages 432, 433, 434 and 435, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George R. Scalf and wife, Karen L. Scalf by deed from Abu T. M. Mohyuddin and wife, Shakat A. Mohyuddin of record in Book 9183, page 661 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 432-435, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7350, page 24; Book 7367, page 587; Book 8765, page 77 and in Book 8765, page 90 all in the Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5000 West Oak Highland, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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; and I do further covenant and bind myself, my 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of March, 2001.

George R. Scalf
George R. Scalf

Karen L Scalf
Karen L. Scalf

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George R. Scalf and wife, Karen L. Scalf, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2001.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02997-BW