TAX 50-B

PREPARED BY RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2001.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-(4-0)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 05/25/01 11:48 2pgs
Fees:11.00 Taxes:373.70
20010525-0054716

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sandra L. Packer
367 Yorkshire Circle
Nashville, Tennessee

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane
Virginia Beach, VA 23462

MAP-PARCEL NUMBERS:
161-11-0-C 25.00 CO

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, **Frederick S. Karner III, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Sandra L. Packer, an unmarried woman** 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 Unit No. E-504, on the Resubdivision of Lot 2, Phase IV, Villages of Brentwood Subdivision, as of record in Book 6900, Page 614, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frederick S. Karner, III by deed from Margie J. Duke of record in Book 10309, Page 518, 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 614, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6143, Page 11, Book 6398, Page 495, Book 7231, Page 789, and Book 7494, Page 689, 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 367 Yorkshire Circle, Nashville, Tennessee.

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 24th day of May, 2001.

Frederick S. Karner III

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 Frederick S. Karner III, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2001.

Notary Public

11-18-01
My Commission Expires

03185-BP