This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 07/02/01 14:00 2pgs
Fees:11.00 Taxes:980.50
20010702-0069806

NEW OWNER:

Jack L. Dickey and wife,
Debra A. Dickey
7116 Forrest Oaks Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:

SAME

MAP & PARCEL

Map 155-08-0-C, Parcel 126.00 CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Sworn to and subscribed before me this 29th day of June, 2001.

NOTARY PUBLIC

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **NANCY S. KUNKEL, a married person**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these present does transfer and convey unto **JACK L. DICKEY and wife, DEBRA A. DICKEY**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Poplar Creek, Phase II, of record in Book 6900, Pages 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Kunkel and wife, Nancy S. Kunkel, by Deed from Roberto R. Martinez of record in Book 10274, page 719, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Nancy S. Kunkel by Quitclaim Deed from David C. Kunkel of record in Instrument 200003300031994, said Register's Office.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2001 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 155-08-0-C, Parcel 126.00 CO.

2. All matters appearing on the Plan of Poplar Creek Estates, Phase 2, as of record in Book 6900, Pages 339-347, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instruments of record in Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, and Book 9472, page 824, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

DAVID C. KUNKEL, HUSBAND OF NANCY S. KUNKEL, HEREBY JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARTIAL STATUS OR OTHERWISE.

This improved property is known as 7116 Forrest Oaks Drive, Nashville, Tennessee 37221.

WITNESS our hands this 29 day of June, 2001 in Franklin, Tennessee.

Nancy S. Kunkel
Nancy S. Kunkel

David C. Kunkel
David C. Kunkel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Nancy S. Kunkel and husband, David C. Kunkel, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29 day of June, 2001, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/23/02

DOUGLAS S. HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE