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

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of September, 2001, by and between AUBREY HIAM, hereinafter called Grantor, and WALTER H. CARTER, TRUSTEE OF THE 4316 VALLEY GROVE DRIVE TRUST, hereinafter called 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 are hereby acknowledged, AUBREY HIAM, Grantor, does hereby bargain, sell, transfer and convey unto WALTER H. CARTER, TRUSTEE OF THE 4316 VALLEY GROVE DRIVE TRUST, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 4316 VALLEY GROVE DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee 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 himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

DENISE R. HIAM, wife of AUBREY HIAM, 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 hand and seal of Grantor on the day and year first above written.

AUBREY HIAM
Signature of Seller

DENISE R. HIAM
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/25/01 08:27 3pgs
Fees:18.00 Taxes:296.00
20010925-0103251

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AUBREY HIAM and HIS WIFE, DENISE R. HIAM,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **September, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Name and Address of Property Owner:

WALTER H. CARTER, TRUSTEE OF THE 4316 VALLEY GROVE DRIVE TRUST

2200 21ST AVENUE SOUTH, STE. 220
NASHVILLE, TN

Property Address:

4316 VALLEY GROVE DRIVE
HERMITAGE, TN 37076

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 087-09, PARCEL 010

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 **$80,000.00** 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 **14th** day of **September, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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

EXHIBIT 'A'

Being Lot Number 113, Section 7, on the Plan of Valley Grove, of record in Plat Book 5800, page 246, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to AUBREY HIAM, by Deed From JOE M. KIRSCH, SUBSTITUTE TRUSTEE, of record in Book 10447, Page 504, Register's Office for Davidson County.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 087-09, PARCEL 010).

2. All matters as set forth on the Plan of record in Plat Book 5800, page 246, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 6112, Page 285, Register's Office for DAVIDSON County, Tennessee.