STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $94,275.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jeanie Katherine Winkler
Affiant

Sworn to and subscribed before me this 31st day of October, 2001.

Notary Public
My Commission Expires: 1/29/05

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Jeanie Katherine Winkler
4305 Saunders Avenue
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 11/01/01 13:27 3pgs
Fees:18.00 Taxes:348.82
20011101-0119390

SEND TAX BILL TO:
SAME

MAP 61-6
PARCEL 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harriett Edwards (formerly known as Harriett Spencer) and husband Willy J. Edwards, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Jeanie Katherine Winkler, single, hereinafter the GRANTEE(S), her successors, heirs, and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 4305 Saunders Avenue Nashville, TN 37216.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1)City and/or County Taxes for the year 2002 and subsequent years: A lien, not yet due or payable.

2)All matters as shown on the plan of record in Plat Book 2133, page 27, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR 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 otherwise

herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said Willy J. Edwards, spouse of Harriett Edwards joins in this conveyance to convey any marital or spousal interest he may have in said property.

WITNESS my hand this 31st day of October, 2001.

GRANTOR:

Harriett Edwards (formerly known as Harriett Spencer)

Willy J. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Harriett Edwards and Willy J. Edwards, the within named bargainor (s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2001.

Notary Public

My Commission Expires: 1/29/05

FREDERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being all of Lot No. 143 on the plan of Gra-Mar Acres, Section One, of record in Plat Book 2133, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harriett Spencer, an unmarried woman by deed from Ronald H. Sullivan and wife, Georgia A. Aldridge Sullivan of record in Book 10868, page 526, Register's Office for Davidson County, Tennessee.