THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11639Q

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

MAP/GROUP/PARCEL: 073-01-0/036.00

NEW OWNER'S NAME AND ADDRESS:
ROBERT W. QUEEN and CHERYL K. QUEEN
1700 RIVERWOOD DRIVE
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 12/12/01 14:52 2pgs
Fees:13.00 Taxes:325.60
20011212-0137413

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, STEPHEN K. MCCULLOUGH, a single man, hereinafter called Grantor, do hereby transfer and convey unto ROBERT W. QUEEN and CHERYL K. QUEEN, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1, Block "H" on the plan of Country Club Estates, as shown on plat of record in Plat Book 843, Page 95, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 1700 Riverwood Drive, Nashville, Tennessee 37216.

BEING the same property conveyed to grantor herein by deed of record in Book 11081, Page 711, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

STEPHEN K. MCCULLOUGH

STATE OF TENNESSEE
COUNTY OF SUMNER

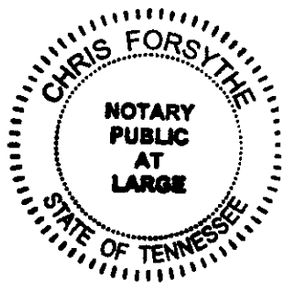
PERSONALLY appeared before me, the undersigned authority, STEPHEN K. MCCULLOUGH, a single man, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 10th day of December, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03



My Commission Expires 10-15-03

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $88,000.00.

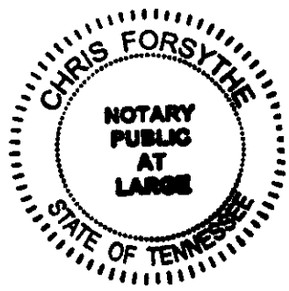
AFFIANT

Sworn to and subscribed before me, this 10th day of December, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03



My Commission Expires 10-15-03