STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of December, 2001.

Notary Public

My Commission Expires: 11/7/05

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: 12/26/01 17:15 2pgs
Fees:13.00 Taxes:536.50
20011226-0142129

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tony Jay Payne and Julie Carol Payne
7545 Rolling River Parkway
Nashville, Tennessee 37221

SEND TAX BILLS TO:
AmSouth Bank
PO Box 57046
Irvine, California 92619-7046

MAP-PARCEL NUMBERS:
141-110-A-019.00 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, **Scott B. Jolley and wife, Amanda A. Jolley** hereinafter referred to as Grantors, hereby transfers and conveys to **Tony Jay Payne and wife, Julie Carol Payne** 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 Lot No. 328 on the Plan of Rolling River Estates, Phase IV, as of record in Plat Book 5200, Pages 184 and 185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott B. Jolley and wife, Amanda A. Jolley by Warranty Deed from Qunsheng Ji and wife, Fenglei Sun of record in Book 11765, Page 653, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Pages 184 and 185, Register's Office for Williamson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4892, Page 689, Book 5463, Page 238, Book 4788, Page 950 and Book 4871, Page 640, Register's Office for Williamson County, Tennessee.

By-Laws of record in Book 4892, Page 679 and Book 5463, Page 238, Register's Office for Williamson County, Tennessee.

Any matter that would be revealed by an accurate survey.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 7545 Rolling River Parkway, Nashville, Tennessee 37221.

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 20th day of December, 2001.

Attorney in Fact for Scott B. Jolley
Scott B. Jolley

Attorney in Fact for Amanda A. Jolley
Amanda A. Jolley

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 Rick Florian, with whom I am personally acquainted and who proved himself to be the attorney in fact of Scott B. Jolley and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2001.

Notary Public

11-22-05
My Commission Expires

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 Rick Florian, with whom I am personally acquainted and who proved himself to be the attorney in fact of Amanda A. Jolley and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2001.

Notary Public

11-22-05
My Commission Expires

04513-BP