THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

return to

CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Williamson

The actual consideration or value, whichever is greater, for this transfer is $***144,900.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2001.

Notary Public

My Commission Expires:

CARLA R. DILLARD NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/03/02 14:03 2pgs
Fees:13.00 Taxes:536.13
20020103-0001137

ADDRESS OF NEW OWNER

Seth H. McCarus
6156 Pettus Road
Antioch, Tennessee 37013

SEND TAX BILLS TO

ABN AMRO MORTGAGE GROUP, INC
2600 W. BIG BEAVER RD.
TROY, MI 48084

MAP & PARCEL NOS.

MY COMMISSION EXPIRES:
MAP 182-00-0
PARCEL 03900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***144,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, TIMOTHY R. SPRAGUE, married (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto SETH H. McCARUS, unmarried (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A rectangular shaped tract of land in the 5th Civil District of Davidson County, Tennessee, fronting 200.0 feet on the east side of Pettus Road and running back between parallel lines 625.0 feet to a creek and being situated in the northwest corner of a tract of land conveyed to C.E. Scales and wife, Florence Scales, by deed from J.R. Bess and wife, Mollie E. Bess, of record in Book 986, page 594, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by State Area Vocational Technical School, to wit:

BEGINNING at a point on the east side of Pettus Road, Sta. 0+00; thence South 88 deg. 1 min. West 300 feet to a point marked Sta. 3+00; thence North 1 deg. 58 min. East 326 feet to a point marked Sta. 6+26; thence North 71 deg. 58 min East 34.375 feet to a point marked Sta. 6+60.375; thence North 2 deg. 4 min 30 sec. East 241.5 feet to a point marked Sta. 9+01.875; thence South 84 deg. 54 min. West 623 feet to a point marked Sta. 2+00 in the East side of Pettus Road; thence with the margin of said Road South 13 deg. 15 min. West 200 feet to the point of beginning.

BEING the same property conveyed to Timothy R. Sprague, unmarried, by deed from Rodney Lloyd Bibb, unmarried, of record in Book 11172, page 177, Register's Office for Davidson County, Tennessee.

ANGELINE D. BRUNETTO, spouse of Timothy R. Sprague, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 6156 Pettus Road, Antioch, Tennessee 37013.

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

GRANTOR COVENANTS with the said GRANTEE that he 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. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of _____ of record in Book ____, page ____, Register's Office for _____ County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of December, 2001.

Timothy R. Sprague
TIMOTHY R. SPRAGUE

Angeline D. Brunetto
ANGELINE D. BRUNETTO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy R. Sprague and Angeline D. Brunetto, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2001.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee