THIS INSTRUMENT PREPARED BY:

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

RETURN TO:

SMITH • SHOLAR • ASSOCIATES • PLLC •
P. O. Box 663
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 01/10/02 11:01 2pgs
Fees:13.00 Taxes:547.60

20020110-0003946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***148,000.00.

Affiant

Subscribed and sworn to before me this 24th day of December, 2001.

Notary Public

My Commission Expires: 10/16/04

ADDRESS OF NEW OWNER

SCOTT N. SOSNA
1207 Howard Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

PULTE MORTGAGE
COMPANY
7475 S. Joliet Street
Englewood, CO 80112

MAP & PARCEL NOS.

MAP 72-03
PARCEL 149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUDRED FORTY EIGHT THOUSAND AND 00/100 DOLLARS ($***148,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, SHERI L. FERGUSON, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto SCOTT N. SOSNA, 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:

BEING the easterly half of Lot No. 164 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 164 fronts 50.0 feet on the northerly side of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line.

BEING the same property conveyed to Sheri L. Ferguson by deed from Holice Depp Britt, Jr., single, of record in Book 11502, page 705, Register's Office for Davidson County, Tennessee.

JOHN CURTIS KIMBROUGH, spouse of Sheri L. Ferguson, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 1207 Howard Avenue, Nashville, Tennessee 37216

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 she 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 Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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 28th day of December, 2001.

SHERI L. FERGUSON

JOHN CURTIS KIMBROUGH

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 SHERI L. FERGUSON and JOHN CURTIS KIMBROUGH, the bargainors, 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 and official seal this 28th day of December, 2001.

Notary Public

My Commission Expires: 10-12-05

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