PREPARED BY (AND RETURN TO):

Box 10-A

WILKINS & IVEY
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BOX 10-A

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

W & I Ref:(ST) Title No: 43205
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/22/02 14:37 2pgs
Fees:13.00 Taxes:3145.00
20020122-0008571

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip C. Burnett Jr. Anna J. Burnett 1128 Crater Hill Drive Nashville, TN 37215	Wells Fargo Home Mortgage, Inc. 7900 Zerxes Avenue S., Suite 300 Bloomington, MN 55431-1118

TAX MAP-PARCEL NUMBERS: 144-02-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Eslick Oldham, as Trustee of The Susan Eslick Oldham Personal Residence Trust - 1996,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip C. Burnett Jr. and spouse, Anna J. Burnett** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Lot No. 70 on the Plan of Chickering Hills Section 3 of record in Book 2663, Page 17 Register's Office for said County.

Said Lot No. 70 fronts 304.3 feet on the easterly margin of Crater Hill Drive and extends back 485.0 feet on the northerly line and 604.5 feet on the southerly line to a dead line in the rear, measuring 353.90 feet thereon. Together with and subject to a Driveway Easement of record in Book 8637, Page 573, said Register's Office.

Being the same property conveyed to Richard R. Oldham & wife, Susan E. Oldham by deed from William O. Vaughn, Jr. and wife, Marlene R. Vaughn of record in book 6473, Page 41, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10083, Page 485, said Register's Office, the said Richard R. Oldham conveyed his interest in subject property to Susan E. Oldham. By Quitclaim Deed of record in Book 10086, Page 728, said Register's Office subject property was conveyed to Susan Eslick Oldham as Trustee of The Susan Eslick Oldham Personal Residence Trust 1996.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 17, said Register's Office, which Plan shows a 175 foot minimum building setback line from Crater Hill Drive and a 20 foot easement for public utilty purposes along the rear line(s); Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson county, Tennessee, by instrument of record in Book 6391, Page 645, said Register's Office; Driveway Easement of record in book 8637, Page 573, said Register's Office.

This is improved property, known as: 1128 Crater Hill Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of January 2002.

Susan Eslick Oldham, Trustee

Susan Eslick Oldham, Trustee

State of TENNESSEE

County of DAVIDSON

On this 21st day of January, 2002, before me the undersigned authority, personally appeared Susan Eslick Oldham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $850,000.00

Affiant

Sworn and subscribed before me this the 21st day of January, 2002

Notary Public

My Commission Expires: _____