THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18776**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $336,500.00. Affiant Subscribed and sworn to before me this 22nd day of FEBRUARY, 2002. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. and Mrs. James C. Bynum 1155 Brookwood Lane Nashville, TN 37220	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 131-16 PAR 21 FB OH 10940

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN E. RODGERS, SR., CONSERVATOR FOR MARY W. WAGGONER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES C. BYNUM AND WIFE, JAYNE H. BYNUM ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1155 Brookwood Lane, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of FEBRUARY, 2002.

John E. Rodgers Sr.
Conservator for
Mary W. Waggoner

JOHN E. RODGERS, SR., CONSERVATOR
FOR MARY W. WAGGONER

Davidson County DEEDWARR
Recvd: 02/26/02 13:38 2pgs
Fees:13.00 Taxes:1245.05

20020226-0024329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN E. RODGERS, SR., CONSERVATOR FOR MARY W. WAGGONER, 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, at office, this 22nd day of FEBRUARY, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, Block "B" on the Plan of Gateway Acres, as of record in Plat Book 974, page 73, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William L. Waggoner and wife, Mary W. Waggoner by quitclaim deed from Hunter Short, Trustee of record in Book 6321, page 19, said Register's Office. William L. Waggoner has since died. John E. Rodgers, Sr. has been appointed as Conservator for Mary W. Waggoner by Order of the Probate Court for Davidson County, Tennessee, Docket No. 00P-1110. Order Approving Contract To Sell Real Estate filed with Probate Court for Davidson County, Tennessee, Docket No. 00P-1110.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 974, page 73, said Register's Office.