WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/02 14:53 2pgs
Fees:13.00 Taxes:312.65
20020228-0025662

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JUN. 28, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2002

Hugh B. Shoulders, Jr.
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva Whitten-Stovall (NAME)	Titan Mortgage Company, L.L.C. (NAME)	Map 52-1
755 Walnut St. (ADDRESS)	4825 Trousdale Dr. (ADDRESS)	Parcel 223
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cole Family Partners L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva Whitten-Stovall, unmarried and Leigh Lynch, unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 28 of Block "A" on the Map of the Resubdivision of Power and Roth's Subdivision at Madison, Tennessee, as of record in Book 843, page 75, said Register's Office, and the south half of Lot No. 29 of Block "A" on the plan of resubdivision of Power and Roth's Subdivision at Madison, Tennessee, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cole Family Partners L.P. by deed dated 03-11-97, from John B. Cole and wife, Carol A. Cole, filed for record on 03-20-97, in Book 10386, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) matters contained in Plat Bookk 843, Page 75, said Regsiter's office; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 755 Walnut St., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 15th day of February, 2002

COLE FAMILY PARTNERS, L.P., BY:

John B. Cole Limited Partner — Carol A. Cole Limited Partner

JOHN B. COLE, LIMITED PARTNER — CAROL A. COLE, LIMITED PARTNER

John B. Cole — Carol A. Cole

JOHN B. COLE, INDIVIDUALLY — CAROL A. COLE, INDIVIDUALLY

COLE BROTHERS TRIM, INC., GENERAL PARTNER, BY:

JOHN B. COLE, PRESIDENT — President

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 JOHN B. COLE AND CAROL A. COLE

the bargainor s, 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 at Goodlettsville, Tennessee, this 15th day of February, 2002.

Commission expires _____

Hugh B. Shoulders, Jr.
Notary Public

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JUN. 28, 200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOHN B. COLE and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Cole Brothers Trim, Inc., General Partner, the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John B. Cole as such President and attesting the same by the said John B. Cole as such President

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 15th day of February, 2002.

My commission expires _____

Notary Public

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires NOV. 7, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOHN B. COLE AND CAROL A. COLE, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Limited Partners of Cole Family Partners, L.P., with within named bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Goodlettsville, Tennessee on this the 15th day of February, 2002.

Notary Public

My Commission Expires

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires NOV. 7, 2005