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. 18700**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $253,000.00 Affiant Subscribed and sworn to before me, this 21st day of FEBRUARY, 2002. Notary Public My Commission Expires: 9-25-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mr. and Mrs. David W. Champion 5104 Fredericksburg Way East Brentwood, TN 37027	**Send Tax Bills To:** Union Planters Bank P.O. Box 2282 Memphis, TN 38101-2282	**Tax Information:** MAP 171-3-A PAR 31.00 CO FB 06DU 83433

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, THEODORE S. MULLINS AND WIFE, TANYA A. MORGAN MULLINS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID W. CHAMPION AND WIFE, MARY ESTHER CHAMPION ("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 5104 Fredericksburg Way East, Brentwood, Tennessee 37027.

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 21st day of FEBRUARY, 2002.

THEODORE S. MULLINS

TANYA A. MORGAN MULLINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THEODORE S. MULLINS AND WIFE, TANYA A. MORGAN MULLINS, 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, at office this 21st day of FEBRUARY, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 02/28/02 15:53 2pgs
Fees:13.00 Taxes:936.10

20020228-0025760

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Section 1B Fredericksburg, as of record in Plat Book 7900, page 552, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Theodore S. Mullins, unmarried and Tanya A. Morgan, unmarried by deed from Gregory L. Luken and Elizabeth S. Luken, married of record in Book 10148, page 896, said Register's Office. The said Theodore S. Mullins and Tanya A. Morgan having since married.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7798, page 843, Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840, and in Book 10694, page 541; (3) By-laws of record in Book 8920, page 45, amended in Book 10694, page 539; (4) Charter of record in Book 8920, page 40; and (5) All matters appearing on the Plan of record in Plat Book 7900, pages 509 and 807, and Plat Book 7900, page 552, said Register's Office.