STATE OF TENNESSEE
COUNTY OF WILLIAMSON

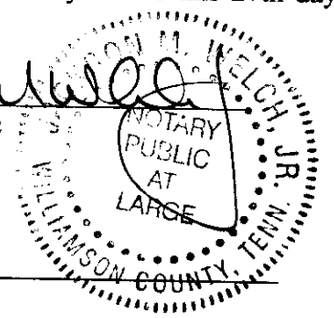
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 2002.

Notary Public

My Commission Expires: 10-18-04



WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/01/02 10:05 2pgs
Fees:13.00 Taxes:666.00

20020301-0026039

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carey Michael King and Lorelei Ruth King
705 Wagon Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
142-3-39

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Renee Sanders, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Carey Michael King and wife, Lorelei Ruth King** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 377 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for said County.

Said Lot No. 377 fronts 87.00 feet on the southeasterly margin of Wagon Drive and extends back 216.7 feet on the northeasterly line and 177.9 feet on the southwesterly line to a dead line in the rear measuring 89.5 feet thereon.

Being the same property conveyed to Charles J. Sanders, III and wife, Sharon Renee Sanders by deed from Carol S. Werle and husband Robert W. Werle of record in Book 6444, page 240, said Register's Office for Davidson County, Tennessee. Charles J. Sanders, III further

quitclaiming his interest to Sharon Renee Sanders by instrument of record in Book 10568, page 237, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 4460, Page 108, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4643, Page 946 as amended in Book 5057, page 885, and modified in Book 5440, page 138, and amended in Book 5526, page 322, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 705 Wagon Drive, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of February, 2002.

Sharon Renee Sanders

Sharon Renee Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Renee Sanders, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2002.

John W. Welch

Notary Public

10-18-04

My Commission Expires

JOHN M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

04745-ST