STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

S. Shalene France
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

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 10:13 2pgs
Fees:13.00 Taxes:259.00
20020301-0026048

ADDRESS NEW OWNER(S) AS FOLLOWS:
S. Shalene France
1801 Stewart Place
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 105-110-066.00

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, **Darren W. Stuart** hereinafter referred to as Grantors, hereby transfers and conveys to **S. Shalene France** 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:

Being Lot No. 34 on the Plan of Hamilton Property, Subdivision of Lot 15 and resubdivision of parts of Lots 11, 12 and 13, Horton Plan, recorded in Chancery Court Book 1, page 44, original subdivision of parts Lots 11, 12 and 13, recorded in Book 974, page 17, Register's Office for davidson County, Tennessee, and now being of record in Book 974, page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darren W. Stuart, unmarried, by Warranty Deed from Volunteer Management, Inc., of record in Book 9509, page 300, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 974, Page 91, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 1801 Stewart Place, Nashville, TN 37203.

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 28th day of February, 2002.

Darren W. Stuart
By: _____
Donald R. Barrett, Jr., Attorney in Fact

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 Donald R. Barrett, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact for Darren W. Stuart, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Attorney in Fact for Darren W. Stuart.

Witness my hand and official seal this 28th day of February, 2002.

_____
Notary Public

8-14-05
My Commission Expires

JOHN McCANN
NOTARY EXPIRES
NOTARY PUBLIC AT LARGE
AUG. 14, 2005
WILLIAMSON COUNTY, TENN