THIS INSTRUMENT PREPARED BY: George E. Mudter, Jr., Esq. Mudter & Patterson 2000 Richard Jones Road, # 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18793	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $160,000.00 Sallie Talley, Trustee Affiant Subscribed and sworn to before me, this 1st day of March, 2002. Notary Public My Commission Expires:

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

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr. & Mrs. Fred W. Lazenby 1101 Belle Meade Boulevard Nashville, TN 37205	New Owner	MAP 157-8A PARCEL 3.00 CO

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, SALLIE TALLEY, TRUSTEE WITH FULL POWER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FRED W. LAZENBY AND WIFE, VIRGINIA B. LAZENBY, ("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 unimproved property.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2002.

Davidson County DEEDWARR
Recvd: 03/04/02 13:28 2pgs
Fees:13.00 Taxes:592.00

20020304-0026886

Sallie Talley, Trustee
SALLIE TALLEY, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALLIE TALLEY, TRUSTEE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2002.

My Commission Expires:_____

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

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of 3rd Revision Middleton, as of record in Plat Book 6900, page 900, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sallie Talley, as Trustee for Jason A. talley and C. Read Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee, with full power under the Trust to sell, convey, lease or mortgage without joinder of any beneficiary by deed from David C. Talley and Sallie Hicks Talley of record in Book 10760, page 818, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10714, page 744; (3) Charter appearing as Instrument No. 20010327-0028930; (4) Storm water detention agreement of record in Book 6505, page 881; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 900, said Register's Office.