BOX 15

MAP and PARCEL: 164-13-0-099.00CO

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
Suntrust Bank
a Georgia Corporation
P.O. Box 305110
Nashville, TN 37230-5110

New Owner:

Jorge E. Soudy & Karla F. Soudy
420 Asheford Court
Antioch, TN 37013

Mortgagee:

Suntrust Bank
a Georgia Corporation
P.O. Box 305110
Nashville, TN 37230-5110

WARRANTY DEED

FOR AND IN CONSIDERATION of **a tax-deferred exchange under IRC Section 1031**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, EUGENE R. WILLIAMS, unmarried, Grantor, have bargained and sold and by these presents do transfer and convey unto JORGE E. SOUDY and wife, KARLA F. SOUDY, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 218 on the Plan of First Revision, Asheford Crossing, Section Two as shown on plat of record in Plat Book 9700, page 171, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Eugene R. Williams by Warranty Deed of Beazer Homes Corp. d/b/a Phillips Builders, Inc., a Tennessee corporation, of record in book 10476, page 371, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto 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 property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1. Subject to matter shown on the plan of Asheford Crossing, Section 2, First Revision of record in Book 9700, page 171, Register's Office of Davidson County, Tennessee.
2. Restrictive covenants of record in Book 9336, page 238; Book 9651, page 900; Book 9980, page 482; Book 10301, page 180; Book 10353, page 575; Book 10640, page 941; Book 10717, page 97; Book 11455, page 769; Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, Register's Office of Davidson County, Tennessee.
3. By-Laws of the Asheford Crossing Homeowner's Association, Inc. record in Book 9651, page 925, Register's Office of Davidson County, Tennessee.
4. Charter of the Asheford Crossing Homeowner's Association, Inc. of record in Book 9651, page 895, Register's Office of Davidson County, Tennessee.
5. Easement for power lines of record in Book 1224, page 259, Register's Office of Davidson County, Tennessee.
6. 2002 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND I DO FURTHER COVENANT and bind myself my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

SHIRLEY WILLIAMS, spouse of EUGENE R. WILLIAMS, hereby quitclaims, transfers and conveys all of her right, title and interest in said property to Grantees, their heirs and assigns, whether by virtue of her marriage to Grantor or otherwise.

WITNESS our hands on this the 28 day of February, 2002.

THIS DEED IS GRANTED IN CONSIDERATION OF AN IRC SECTION 1031 EXCHANGE

Eugene R. Williams
EUGENE R. WILLIAMS

Shirley Williams
SHIRLEY WILLIAMS

Davidson County DEEDWARR
Recvd: 03/04/02 16:09 2pgs
Fees:13.00 Taxes:543.53
20020304-0027069

F:\WORK\DATA\W\williamstosoudydocs.wpd

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said County, EUGENE R. WILLIAMS and wife, SHIRLEY WILLIAMS, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 6/14/05

STATE OF Tennessee)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Forty Six Thousand Nine Hundred Dollars ($146,900.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28 day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 4/21/05