Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 03/05/02 10:45 3pgs
Fees:18.00 Taxes:321.90
20020305-0027337

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the GREGORY ALAN ELDER, a single person hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto BEVERLY R. COUNTRAS (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in Williamson, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 14th **day of FEBRUARY, 2002.**

GREGORY ALAN ELDER

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, GREGORY ALAN ELDER whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 14th day of February 2002

Cheryl M. Travers
Notary Public
My Commission expires: 12-20-03

CHERYL M. TRAVERS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires DEC. 20, 2003

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $87,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of February 2002.

Notary Public
My Commission expires: 12-20-03

CHERYL M. TRAVERS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires DEC. 20, 2003

Map and Parcel: 91-13-216.00

Address of New Owner:
BEVERLY R. COUNTRAS
426 WEST BEND DR
NASHVILLE,TN 37209

Send Tax Bills To:

Same

602003

Land in Davidson County, Tennessee, being Lot No. 5, of Block "L", on the Plan of Crolywood Subdivision, Section 1, of record in Book 1130, page 65, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory Alan Elder, a single person from Russell D. Beatty and wife, Stacia D. Morris Beatty, as recorded in Book 10566, page 261, Register's Office for Davidson County, Tennessee.

(6020023.PFD/6020023/5)