THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 199,900.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2002

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 03/12/02 11:22 2pgs
Fees:13.00 Taxes:739.63
20020312-0030869

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TIMOTHY ETHRIDGE 4416 Eatons Creek Road Nashville, Tennessee 37218	Timothy Ethridge 4416 Eatons Creek Road Nashville, TN 37218	MAP 58 PARCEL 197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 199,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, WILLIAM CARRINGTON AND WIFE, SANDRA G. CARRINGTON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY ETHRIDGE AND WIFE, RHONDA ETHRIDGE hereinafter called the 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 the 2nd Civil District of Davidson County, Tennessee, being described according to a survey of William Marlin Keel, dated 7/10/86, as follows:

BEGINNING at an iron pin in the easterly margin of Eatons Creek Road, said pin being approximately 200.0 feet south of an existing bridge over Eaton's Creek; thence South 88 deg. 59 min. 26 sec. East, 381.72 feet to an iron pin; thence South 7 deg. 50 min 41 sec. West, 338.63 feet to an iron pin; thence North 82 deg. 09 min. 19 sec. West, 319.05 feet to an iron pin in the easterly margin of Eatons Creek Road; thence with the easterly margin of Eatons Creek Road along a curve to the left (I-11 deg. 59 min 14 sec; R = 937.89 feet) a distance of 196.22 feet to an iron pin; thence North 7 deg. 39 min. 26 sec. West, 103.78 feet to the point of beginning, containing 2.51 acres, more or less.

BEING the same property conveyed to William Carrington and wife, Sandra G. Carrington, by deed from William R. Carrington as Executor of the Estate of John C. Carrington, deceased and William R. Carrington and Delores Elaine Carrington Bolling, as the only heirs at law of John Carrington of record in Book 9462, page 947, Register's Office for Davidson County, Tennessee.

This is improved property known as 4416 Eatons Creek Road, Nashville, Tennessee 37218

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of March, 2002.

WILLIAM CARRINGTON

SANDRA G. CARRINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM CARRINGTON AND WIFE, SANDRA G. CARRINGTON, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2002.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public