THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 3721** **File Box 9B:** **First Title & Escrow Co., Inc** **FTEC File No. 18781**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $346,200.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2002. Notary Public My Commission Expires: 3/18/2003

BOX 2

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. My Commission Expires March 18, 2003

WARRANTY DEED

Address New Owner: MR/MRS. JEFFERSON H. DYER 3612 Chalmette Court Nashville, Tennessee	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 117-1-C PAR 8.00 CO FB 7DA5307

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, HAROLD EDWIN STANFORD, JR., AS TO A 22.5% UNDIVIDED INTEREST, VIRGINIA STANFORD PERDUE, AS TO A 22.5% UNDIVIDED INTEREST, WILLIAM D. AKIN, AS TO A 25.0% UNDIVIDED INTEREST, AND SUSAN A. BASHAM, AS TO A 30.0% UNDIVIDED INTEREST, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JEFFERSON H. DYER AND WIFE, JANE F. DYER ("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 improved property located at 3612 Chalmette Court, Nashville, Tennessee 37215 and is not the principal residence of the Grantor.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2002.

HAROLD EDWIN STANFORD, JR.

VIRGINIA STANFORD PERDUE

WILLIAM D. AKIN

SUSAN A. BASHAM

Davidson County DEEDWARR
Recvd: 03/28/02 15:53 3pgs
Fees:18.00 Taxes:1280.94

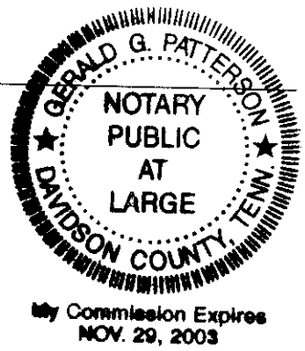
20020328-0038721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, HAROLD EDWIN STANFORD, JR., VIRGINIA STANFORD PERDUE, WILLIAM D. AKIN AND SUSAN A. BASHAM, 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, at office, this 15th day of March, 2002.

My Commission Expires: _____



_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 4-B on the Plan of Lots No. 4 and 5 Chalmette Square of record in Plat Book 5200, page 36, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Chalmette Square Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5267, page 755, said Register's Office.

Being the same property conveyed to Harold E. Stanford et ux, Sara D. Stanford by deed from Roe Ellen Coleman, formerly known as Roe Ellen C. Leek, an unmarried person of record in Book 9686, page 99, said Register's Office. Harold E. Stanford has subsequently died and his interest in the property was transferred to Harold Edwin Stanford, Jr., Virginia Stanford Perdue and AmSouth Bank, N.A. (formerly First American Trust Company, N.A.), Co-Trustees of the Family Trust created under his Last Will and Testament of record in Will Book 208, page 581, Probate Court for Davidson County, Tennessee. Said Family Trust terminated upon the death of Sara Dodson Stanford and the Co-Trustees have transferred their interest in the property to Harold Edwin Stanford, Jr., forty five percent (45%), Virginia Stanford Perdue, forty five percent (45%), and Susan Akin Bonner, ten percent (10%), by quitclaim deed recorded herewith. Sara D. Stanford has subsequently died and devised said property to Susan Akin Bonner, forty percent (40%), William D. Akin, forty percent (40%), and Harold Edwin Stanford, Jr., twenty percent (20%) by Will Volume No. 31311575921, Probate Court for Davidson County Tennessee. Harold Edwin Stanford, Jr. and Susan A. Basham, as Executrix of the Estate of Sara D. Stanford, have quitclaimed their interest in said property to Susan A. Basham and William D. Akin by Executrix Deed and Quitclaim Deed of record as Instrument No. 20020206-0016744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5267, page 755 Book 5441, page 647, Book 11421, page 620, Book 11631, page 453, Book 11421, pages 623, 626, 629, 632, 635 and 638; (3) Easements of record in Book 5202, page 321, Book 5240, page 794, Book 7484, page 227; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 36, said Register's Office.