STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123500.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of April, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/17/02 10:16 2pgs
Fees:13.00 Taxes:456.95
20020417-0047543

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason L. Maynard and John C. White
2212 Carter Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
083-030-244.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerri W. Ewell, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Jason L. Maynard, an unmarried man, and John C. White, an unmarried man** hereinafter referred to as 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 Davidson County, Tennessee, being the westerly 80 feet of the northerly 353 feet of Lot No. 51 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and described according to a survey by W. B. Southgate, Surveyor, dated January 28, 1938, as follows:

Beginning at a point in the southerly margin of Carter Street (or Avenue), the northwest corner of said Lot No. 51; thence with the line of said lot, southwardly 353 feet to the northerly margin of Greenwood Avenue; thence eastwardly 80.0 feet; thence northwardly 353.0 feet to the southerly margin of Carter Street; thence with said margin of said Street westwardly 80.0 feet to the point of beginning.

Being the same property conveyed to Jerri W. Ewell, unmarried, by deed from Ross A. Huskinson and wife, Annie E. Huskinson of record in Book 10308, Page 755, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2212 Carter Avenue, Nashville, Tennessee 37206.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of April, 2002.

Jerri W. Ewell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerri W. Ewell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2002.

Notary Public

My Commission Expires: 11/22/05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

05038-BP