This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

R. Ken Collins
6932 Stone Run Drive
Nashville, TN 37211

SEND TAX BILLS TO: same

Davidson County DEEDWARR
Recvd: 04/19/02 10:12 2pgs
Fees:13.00 Taxes:814.00
20020419-0048850

WARRANTY DEED

(Map Number 180-03-0-A; Parcel Number 9.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ZACHARY H. RICHARDS and wife, CARLA C. RICHARDS,** have bargained and sold and do hereby transfer and convey unto **R. KEN COLLINS**, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section 1B, Stone Creek Park, of record in PUD Boundary Plat in Book 9700, page 266, amended in Book 9700, page 389, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Zachary H. Richards and wife, Carla C. Richards, by deed from Zaring Homes, Inc., of record in Book 10953, page 931, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 266, as amended in Plat Book 9700, page 389, to restrictive covenants of record in Book 10324, page 365, to Charter of record in Book 10324, page 358, easements of record in Book 6218, page 199, Book 10487, page 632, Book 10716, page 596, and Book 6068, page 119, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **6932 Stone Run Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 28th day of February, 2002.

ZACHARY H. RICHARDS

CARLA C. RICHARDS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Zachary H. Richards and wife, Carla C. Richards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 28th day of February, 2002

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$220,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, 2002.

Notary

My Commission Expires: _____

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005