THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18879**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $389,000.00. Affiant Subscribed and sworn to before me, this 25th day of APRIL, 2002. Notary Public My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Matthew M. Pearson 2312 Sterling Road Nashville, TN 37215	Suntrust Bank P.O. Box 79041 Baltimore, MD 21279-0041	MAP 117-2 PAR 222 FB 07DA 22917

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, JOHN RUSH JEFFREY AND WIFE, LAURA CAMPBELL JEFFREY, FORMERLY KNOWN AS LAURA CAMPBELL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MATTHEW M. PEARSON AND WIFE, DELINDA L. PEARSON ("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 2312 Sterling Road, Nashville, Tennessee 37215.

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 25th day of APRIL, 2002.

John Rush Jeffrey, by: Laura Campbell Jeffrey, Attorney-in-Fact — Laura Campbell Jeffrey

JOHN RUSH JEFFREY, BY: LAURA CAMPBELL JEFFREY, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO, as Instrument # 20020429005 2300 — LAURA CAMPBELL JEFFREY

Davidson County DEEDWARR
Recvd: 04/29/02 14:19 3pgs
Fees:17.00 Taxes:1439.30
20020429-0052301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LAURA CAMPBELL JEFFREY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument for the purposes therein contained.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Witness my hand, at office, this 25th day of APRIL, 2002.

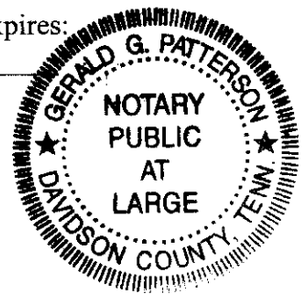
My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA CAMPBELL JEFFREY with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said JOHN RUSH JEFFREY and is authorized by the said JOHN RUSH JEFFREY to execute this instrument on HIS behalf.

Witness my hand, at Office, this 25th day of APRIL, 2002.

My commission expires:
_____



My Commission Expires
NOV 20 2005

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sterling Square, as of record in Plat Book 5050, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Rush Jeffrey and Laura Campbell, both unmarried, as tenants in common with right of survivorship by deed from John A. Waide and wife, Barbara L. Sanders Waide of record in Book 11437, page 98, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5204, page 270; (3) Easements of record in Book 5229, page 183; (4) Agreement of record in Book 5548, page 262; and (5) All matters appearing on the Plan of record in Plat Book 5050, page 85, said Register's Office.