SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2002.

Notary Public

My Commission Expires: 11.VV.05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Walat S. Soro and Khalat Soro
336 Willard Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 148-010-117.00

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, **Sarah E. Chapman Frierson, a married woman,** hereinafter referred to as Grantor, hereby transfers and conveys to **Walat S. Soro, an unmarried man, and Khalat Soro, 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:

Being Lot No. 03 on the Plan of Section III, Maywood Acres, as of record in Book 2900, page 81, Register's Office for said County.

Said lot fronts 127 feet on the east side of Willard Drive and runs back between parallel lines, 315 feet to a dead line, on which it measures 127 feet.

Being the same property conveyed to James H. Chapman and wife, Sarah E. Chapman, by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 3249, page 181, Register's Office for Davidson County, Tennessee. The said James H. Chapman having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, Page 81, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3035, Page 501, Register's Office for Davidson County, Tennessee.

05220-BW

Davidson County DEEDWARR
Recvd: 05/03/02 15:49 2pgs
Fees:13.00 Taxes:566.10
20020503-0054865

Subject to an Easement for sewer and storm drainage of record in Book 6447, Page 661, 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.

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 336 Willard Drive, Nashville, Tennessee 37211.

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 30th day of April, 2002.

Sarah E Chapman Frierson
Sarah E. Chapman Frierson

John W. Frierson
John W. Frierson*

* **John W. Frierson** joins in this instrument to convey any and all marital interest he has in subject property.

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 Sarah E. Chapman Frierson and John W. Frierson, 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 30th day of April, 2002.

Notary Public

My Commission Expires: 11-22-05



05220-BW