MAP AND PARCEL: 82-07-0-250.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
LYNDON F. BOSTIC, SR.
3626 Dove Creek Road
Antioch, TN 37013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, CHRISTINE WASHINGTON, an unmarried woman, Grantor(s), have bargained and sold and by these presents do transfer and convey unto LYNDON F. BOSTIC, SR., Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 128 on the Plan of Bryan's Addition to Edgefield, now East Nashville, not of record, described as follows:
>
> Beginning on the southerly margin of Berry Street at a point 500 feet west of the westerly margin of Meridian Street, said point being the common corner of lots Nos. 127 and 128; thence with the line between said two lots, southwardly 165 feet to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of lots Nos. 128 and 129; thence with the line between lots Nos. 128 and 129, northwardly 165 feet to the southerly margin of Berry Street; thence with said Street, eastwardly 50 feet to the beginning.
>
> Being the same property conveyed to Stanley Washington and wife, Christine Washington by Installment Deed of Dora Marsh, a widow, of record in Book 4304, page 344, Register's Office of Davidson County, Tennessee. Stanley Washington is now deceased and subject property is vested in Christine Washington by operation of law as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said property, togethr with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 2002 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind herself her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 30 day of April, 2002.

Christine Washington
CHRISTINE WASHINGTON

Davidson County DEEDWARR
Recvd: 05/06/02 09:45 2pgs
Fees:13.03 Taxes:111.00
20020506-0055050

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, CHRISTINE WASHINGTON, an unmarried woman, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2002.

Gail P. Luttrell
NOTARY PUBLIC

My Commission Expires: 4-16-2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty Thousand Dollars ($30,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lynda F Bostic
AFFIANT

Sworn to and subscribed before me this 30th day of April, 2002.

Gail P. Luttrell
NOTARY PUBLIC

My Commission Expires: 4-16-2006

F:\WORK\DATA\B\bosticdocs.wpd