Prepared by and after Recording Return To:
Title Enterprises, LLC
214 Centerview Drive, Suite 225
Brentwood, TN 37027
File # 2-020410

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy Parker and wife, Virginia A. Parker,** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Sabrina Y. Shoulders, a married person** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the grantee(s).

Witness my hand this 30 day of April, 2002.

Roy Parker

Virginia A. Parker

Davidson County DEEDWARR
Recvd: 05/09/02 10:29 3pgs
Fees:18.00 Taxes:2775.00
20020509-0057213

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Roy Parker and Virginia Parker,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 30 day of April, 2002.

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JAN 21 2003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$ 750,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Winnie Brays
Affiant

Subscribed and sworn to before me this 30 day of April, 2002.

April G. Nichols
Notary Public

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: My Commission Expires June 22, 2003

MAP AND PARCEL NUMBERS: 119-05-35.00 119-05-36.00 119-05-37.00

ADDRESS NEW OWNER:
Sabrina Y. Shoulders
5300 Bell Crest Drive
Antioch, TN 37013

SEND TAX BILLS TO
Same

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Tract No. 1:

Land in Davidson County, Tennessee, being part of the Block No. 31 on the Plan of the Cumberland Nurseries Subdivision, as of record in Book No. 161, pages 112 and 166, of the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pipe lying on the easterly margin of Nolensville Pike, said point further described as being the southwest corner of the Mid-South Investment Company property, as of record in Book 4087, page 420, Register's Office of Davidson County, Tennessee; thence leaving the said margin of Nolensville Pike and running with the southerly line of the said Mid-South Investment Company property north 65 degrees 37 minutes 02 seconds east a distance of 80.2 feet, more or less, to a point; thence south 89 degrees 02 minutes 13 seconds east a distance of 113.12 feet to an existing iron pipe; thence leaving the southerly line of the said Mid-South Investment Company property and running with the southerly line of the James W. Binkley property as of record in Book 4064, page 796 and the Notgrass property as of record in Book 1880, page 549, Register's Office of Davidson County, Tennessee, south 87 degrees 30 minutes east a distance of 121.65 feet to the northwest corner of the Walter Harwood property as of record in Book 2699, page 238, Register's Office of Davidson County, Tennessee; thence running with the westerly line of the said Harwood property, south 2 degrees 30 minutes west a distance of 116.5 feet to the northeast corner of the Haury and Smith Contractors, Inc., property, as of record in Book 3132, page 219, Register's Office of Davidson County, Tennessee; thence running with the northerly line of the Haury and Smith Contractors, Inc. property and the northerly line James W. Binkley property as of record in Book 4064, page 796, Register's Office of Davidson County, Tennessee, north 87 degrees 30 minutes West a distance of 86.2 feet to a point; thence south 34 degrees 35 minutes 22 seconds west a distance of 31.15 feet to a point; thence leaving the aforementioned northerly lines of Haury and Smith Contractors, Inc., and Binkley, south 86 degrees 08 minutes 43 seconds west a distance of 143.85 feet to a point on the easterly margin of Nolensville Pike; thence running with the said margin of Nolensville Pike north 24 degrees 22 minutes 58 seconds West a distance of 133.99 feet to the point of beginning, containing 0.87 more or less, acres.

Tract No. 2:

Land in Davidson County being part of Block No. 31 on the Plan of the Cumberland Nurseries Subdivision, as of record in Book No. 161, pages 112 and 166, Register's office for said County, and more particularly described as follows:

Beginning at a point lying on the northerly margin of Elberta Street, said point further described as being the southwest corner of the Haury and Smith Contractors, Inc., a property, as of record in Book 3132, page 219, Register' Office of Davidson County, Tennessee, thence running with the said northerly margin of Elberta Street, north 87 degrees 30 minutes west a distance of 139.43 feet to the beginning of a curve; thence around said curve, having a radius of 18 feet, to the right of a distance of 19.83 feet to a point lying on the easterly margin of Nolensville Pike; thence running with said margin of Nolensville Pike north 24 degrees 22 minutes 58 seconds west a distance of 88.94 feet to a point; thence leaving said margin of Nolensville Pike, north 86 degrees 08 minutes 43 seconds east a distance of 143.85 feet to a point; thence north 34 degrees 35 minutes 22 seconds east a distance of 31.15 feet to a point; thence south 87 degrees 30 minutes east a distance of 36.2 feet to the northwest corner of the said Haury and Smith Contractors, Inc., property, thence running with the westerly line of the said Haury and Smith Contractors, Inc., property, south 2 degrees 30 minutes west a distance of 131.5 feet to the point of beginning, containing 0.43 more or less, acres.

Tract No. 3:

Land in Davidson County, Tennessee, being part of Block No. 31 on the Map of the Cumberland Nurseries Subdivision, as of record in Book No. 161, page 112, Register's Office for said County, described as follows:

Beginning on the northerly side of Elberta Street 150 feet westerly from the southeast corner of said Block No. 31, being Mrs. Lamson Phillip Caldwells's southwest corner; thence with the northerly margin of said street westerly 50 feet; thence northerly parallel with the east line of said Block 248 feet to what was formerly J. Newson's south line; thence with said line easterly 50 feet to the said Caldwells' northwest corner; thence with her west line southerly 248 feet to the beginning.

Tract No. 4:

Land in Davidson County, Tennessee, part of Block 31 on the Plan of Cumberland Nurseries, as of record in Book No. 161, page 166, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Elberta Street at a point 154 feet east of the northeast intersection of said street and right of way line of the Nashville Railway and Light Company, now abandoned, being the southeast corner of a part of said block conveyed to T. M. Dent, by deed of record in Book 522, page 481, Register's Office; thence with the northerly margin of Elberta Street, eastwardly 50 feet to a point 200 feet west of the southeast corner of original Lot No. 31; thence northwardly 131.5 feet; thence westwardly 50 feet; thence southwardly 131.5 feet to the beginning.

Being the same property conveyed to Roy Parker and wife, Virginia A. Parker from Peravali Raja Brijendra Prasad and wife, Paravali Emelia Prasad by Quitclaim Deed dated March 16, 1994 and recorded March 21, 1994 in Book 9284, page 381, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 161, page 112 and Plat Book 161, page 166, Register's Office for Davidson County.