THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

RECORD & RETURN TO: BOX 36 OR

Attn: June
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***253,000.00.

Affiant

Subscribed and sworn to before me this 13th day of May, 2002.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

BRIAN P. FERGUSON
2602 West Linden Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

FRANKLIN AMERICAN MORTGAGE
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

MAP & PARCEL NOS.

MAP 104-15
PARCEL 126

Davidson County DEEDWARR
Recvd: 05/17/02 11:27 2pgs
Fees:13.00 Taxes:936.10

20020517-0060680

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THREE THOUSAND AND 00/100 DOLLARS ($***253,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, LUTHER T. CALE, III, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto BRIAN P. FERGUSON, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of Lot No. 5 on the Plan of Sunset Park Subdivision as of record inn Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 50.0 feet on the northerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back 161.8 feet on the westerly line and 161.7 feet, more or less, on the easterly line to a dead line in the rear, measuring 50.0 feet thereon.

BEING the same property conveyed to Luther T. Cale, III, unmarried, by deed from Richard Scott Rosenblum and wife, Gabrielle Schwartz, of record as Instrument No. 200003310032278 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2602 West Linden Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of May, 2002.

LUTHER T. CALE, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LUTHER T. CALE, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2002.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee