STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of May, 2002.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 05/21/02 11:12 2pgs
Fees:13.00 Taxes:592.00
20020521-0061866

ADDRESS NEW OWNER(S) AS FOLLOWS:
Aaron R. James
7005 Cotton Blossom Lane
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 141-150-A-011.00CO

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, **David L. Sullender and Carolyn M. Sullender, husband and wife,** hereinafter referred to as Grantors, hereby transfers and conveys to **Aaron R. James, a married 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:

Land in Davidson County, Tennessee, Tennessee, being Lot No. 85 on the plan of Section I, Rolling River Estates, of record in Book 4860, page 27, Register's Office for said County.

Said Lot No. 85 fronts 97.00 feet on the northerly margin of Cotton Blossom Lane and extends back 165.00 feet on the westerly line and 165.00 feet on the easterly line to a dead line in the rear, measuring 97.00 feet thereon.

Being the same property conveyed to David L. Sullender and wife, Carolyn M. Sullender by deed from Charles T. Kehoe and wife, Geraldine Kehoe of record in Book 11042, page 763, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7860, page 27, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 689, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7892, page 679, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 4892, page 671, 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 GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 7005 Cotton Blossom Lane, Nashville, Tennessee 37221.

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, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 17th day of May, 2002.

David L. Sullender

Carolyn M. Sullender

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 David L. Sullender and Carolyn M. Sullender, husband and wife, 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 17th day of May, 2002.

Notary Public

My Commission Expires: 11/2/05

WILLIAMSON COUNTY TENN LARGE AT