THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11908A

MAP/GROUP/PARCEL: 052-09-0/178.00 & 179.00

NEW OWNER'S NAME AND ADDRESS:
RANDY KILBURN and LINDA KILBURN
2662 MIAMI AVE.
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/24/02 15:36 2pgs
Fees:12.96 Taxes:377.40
20020524-0063820

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PREMIER HOMES & LAND DEVELOPMENT, LLC, a corporation existing under the laws of the State of Tennessee, hereinafter called Grantor, does hereby transfer and convey unto RANDY KILBURN and LINDA KILBURN, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING LOT NOS. 62 AND 63 ON THE PLAN OF WOODALE GROVE ANNEX, AS OF RECORD IN BOOK 547, PAGE 109, AND 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PREMIER HOMES & LAND DEVELOPMENT, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20020513-0058216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THIS TRANSACTION IS THE FOLLOWING:

BEING PART OF LOT NOS. 62 AND 63 ON THE PLAN OF WOODALE GROVE ANNEX, AS OF RECORD IN BOOK 547, PAGES 109, AND 110, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 62, SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE EASTERLY ALONG THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE, 100 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 63; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF LOT NO. 63, 32 FEET, MORE OR LESS, TO A POINT IN THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE WESTERLY ALONG THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE, 100 FEET TO A POINT IN THE WESTERLY LINE OF LOT NO. 62; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT NO. 62, 31 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 4002, PAGE 768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

"NOTE-Old Deed states property address as 2663 and 2664 Miami Ave., Nashville 37217, should be 2662 and 2664 Miami Ave., Nashville, Tennessee 37214."

The subject property is improved property commonly known as Lot Nos. 62 and 63 of Woodale Grove Annex, also known as 2662 Miami St., Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

PREMIER HOMES & LAND DEVELOPMENT, LLC

Dennis Vick, Chief Mgr.

BY: DENNIS VICK, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, Dennis Vick, with whom I am personally acquainted, and who acknowledged that he is the Chief Manager of Premier Homes & Land Development, LLC, and that he, as such, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of April, 2002.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

My Commission Expires:

1-25-06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $102,000.00.

AFFIANT

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

Sworn to and subscribed before me, this 16th day of April, 2002.

NOTARY PUBLIC

My Commission Expires:

1-25-06