STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of May, 2002.

Notary Public

My Commission Expires: 1-20-03

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: 05/29/02 12:55 2pgs
Fees:13.00 Taxes:869.50
20020529-0065042

ADDRESS NEW OWNER(S) AS FOLLOWS:
Frederick Starr and Sarah Starr
7161 Forrest Oaks Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
155-070-A-032.00CO

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, **Charles Eugene Nelson and wife, Jennifer Elizabeth van Lierop-Nelson** hereinafter referred to as Grantors, hereby transfers and conveys to **Frederick Starr and wife, Sarah Starr** 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, being Lot No. 15 on the Final Plat of the Poplar Creek Estates, Phase III, Section "A" Subdivision of record in Book 7900, Page 696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Eugene Nelson and wife, Jennifer Elizabeth van Lierop Nelson by deed from Peter B. Strickland and wife, Linda E. Strickland of record in Book 10989, Page 843, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 696, and amended in Book 9700, Page 122, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, and Book 7964, Page 33, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Instrument No. 2001 101701 13305, said Register's Office.

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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7161 Forrest Oaks Drive, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **GRANTEES**, their 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 22nd day of May, 2002.

Charles Eugene Nelson

Jennifer Elizabeth van Lierop-Nelson

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 ~~Charles Eugene Nelson and wife,~~ and Jennifer Elizabeth van Lierop-Nelson, 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 22nd day of May, 2002.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

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 Jennifer Elizabeth van Lierop-Nelson, with whom I am personally acquainted and who proved herself to be the attorney in fact of Charles Eugene Nelson and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therin contained.

05350-BP

Witness my hand and official seal this 22nd day of May, 2002.

My commission Expires: 8-14-05

Notary Public