THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12243B

MAP/GROUP/PARCEL:
007-00-0/148.00

Davidson County DEEDWARR
Recvd: 05/31/02 14:06 2pgs
Fees:13.00 Taxes:906.50
20020531-0066190

NEW OWNER'S NAME AND ADDRESS:
Carl Brent Poulton and Anita W. Poulton
1833 Fox Chase Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Eric T. Banks, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto Carl Brent Poulton, and Anita W. Poulton, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Fox Chase Meadows of record in Plat Book 5200, Page 194, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

The subject property is improved property commonly known as 1833 Fox Chase Drive, Goodlettsville, Tennessee 37072.

BEING the same property conveyed to grantor herein by deed of record in Instrument #20011011-0111020, Register's Office for Davidson County, Tennessee.

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 he 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 of record.

GRANTOR further covenants and binds himself, his 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.

Eric T. Banks

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Eric T. Banks, with whom I am personally acquainted, and made oath that he 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 29th day of May, 2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires October 15, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $245,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of May ,2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires October 15, 2003