STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00.

Carla White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: 07/30/05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carla B. White | Franklin American Mortgage Co. | Map: 162-9-A-52 |
| (NAME) 5510 Country Drive #52 | (NAME) 501 Corporate Center, Suite 400 | Parcel: |
| (ADDRESS) Nashville TN 37211 | (ADDRESS) Franklin TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, TABETHA C. EDWARDS UNMARRIED,, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto CARLA B. WHITE, hereinafter called the GRANTEE(S), 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 all of Unit No. 52, Building No. 8, on the Plan of Hickory Valley Condominiums, Phase II, as shown by plat appearing of record in Plat Book 4460, page 133, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to TaBetha C. Edwards, unmarried, by Warranty Deed of record in Book 9339, Page 402 , Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Master Deed of record in Book 4659, Page 32 and Book 4937, Page 429; By-Laws of record in Book 4659, page 39; Right of Way Easement of record in Book 4842, Page 979; Easements of record in Book 5606, page 663 and Book 7497, page 740; Charter of Homeowner's Association of record in Book 7980, Page 470; any and all matters shown on the Boundary Plat for Hickory Valley Condominums, Phase II of record in Book 4300, Page 197; any and all matters shown on the plan of record in Book 4460, Page 133, said Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved ( x ) property, known as 5510 Country Drive #52, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and Grantors covenant with the said GRANTEE(S) that they are 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 31st day of May, 2002.

TaBetha C. Edwards

Davidson County DEEDWARR
Recvd: 06/03/02 08:48 2pgs
Fees:13.00 Taxes:296.00

20020603-0066435

STATE OF Tennessee

COUNTY OF Davidson

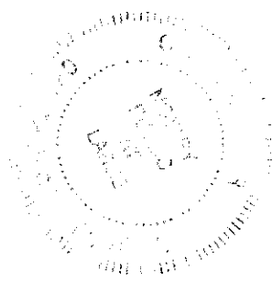
Before me, the undersigned Notary Public, personally appeared TaBetha Edwards who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of May, 2002.

Notary Public

My Commission Expires: 1/26/05

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027