THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18929**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $619,000.00. Affiant Subscribed and sworn to before me, this 31st day of MAY, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. John L. Barker 32 Annandale Nashville, TN 37215	**Send Tax Bills To:** Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	**Tax Information:** MAP 158-4-A PAR 85.00 CO FB FH 26037

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELKE K. FRACE', UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN L. BARKER AND WIFE, MARGARET BARKER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 32 Annandale, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of MAY, 2002.

ELKE K. FRACE'

Davidson County DEEDWARR
Recvd: 06/03/02 14:15 2pgs
Fees:13.00 Taxes:2290.30
20020603-0066829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ELKE K. FRACE', with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of MAY, 2002.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Revised Section Two Otter Wood, as of record in Plat Book 6900, pages 598 through 602, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elke K. Frace' by deed from W. Tyree Finch and wife, Lois M. Finch of record in Book 10092, page 74, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7260, page 483, amended in Book 8762, page 199; (3) Charter of record in Book 7292, page 315; (4) Easements of record in Book 7667, page 218, Book 7942, page 678, Book 2249, page 86, Book 2248, page 618, Book 2271, page 196; and (5) All matters appearing on the Plan of record in Plat Book 8250, page 859, Plat Book 9700, page 529 and Plat Book 6900, pages 598 through 602, said Register's Office.