THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***339,900.00.

Affiant

Subscribed and sworn to before me this 12 day of June, 2002.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 06/06/02 12:35 2pgs
Fees:13.00 Taxes:1257.63
20020606-0069016

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

MELINDA F. SANDERS
3105 Acklen Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

MAP & PARCEL NOS.

MAP 104-10
PARCEL 183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***339,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, GREGORY SCOTT POHL, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto MELINDA F. SANDERS, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11 of Block 4 on the Plan of Fairfax Place as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 60.0 feet on the southerly side of Acklen Avenue and runs back 161.9 feet on the easterly line and 162.38 feet on the westerly line to a dead line and measures 60.0 feet thereon.

BEING the same property conveyed to Gregory Scott Pohl, unmarried, by deed from Lawrence T. Ratner and wife, Irene K. Ratner, of record in Book 7265, page 785, Register's Office for Davidson County, Tennessee.

This is improved property known as 3105 Acklen Avenue, Nashville, Tennessee 37212.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Fairfax Place of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31 day of June, 2002.

GREGORY SCOTT POHL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GREGORY SCOTT POHL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee