STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,800.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2002.

Notary Public

My Commission Expires: 11/24/05

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: 06/07/02 10:20 2pgs
Fees:13.00 Taxes:317.46
20020607-0069520

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles Scott and Stephanie Perry
3268 Priest Woods Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 108-16-154

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, **Anita J. Walls** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles Scott and Stephanie Perry** 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, known as Lot 134B, Percy Priest Woods, as of record in Book 5200, Page 607, Register's Office for Davidson County, Tennessee, and described according to a survey of Stanford and Associates, dated August 24, 1983, as follows:

Beginning at a point in the southerly boundary of Pleasant View Drive, at the common Boundary of Lots 12 and 13, Percy Priest Woods; thence, following said boundary of said road in westerly direction 80 feet to a point; thence, around a curve in a southwesterly direction 25 feet to a point; thence, along the easterly boundary of Priest Woods Drive in a southerly direction 30.2 feet to a point; thence, in an easterly direction 105 feet to a point in the westerly boundary of Lot 12; thence, in a northerly direction 55.2 feet to the point of beginning.

Being the same property conveyed to Anita J. Walls by quitclaim deed from John Michael Kaylor of record in Book 11157, Page 966, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

2. The Plan of record in Plat Book 5200, Page 472, as amended in 5200, page 607, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 5984, Page 865, as amended in Book 6020, Page 270, Book 6097, Page 11, Book 6132, Page 221, Book 3253, Page 307 and book 6560, Page 667, Register's Office for Davidson County, Tennessee.

4. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

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 3268 Priest Woods Drive, Nashville, Tennessee 37214.

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 31st day of May, 2002.

Anita J. Walls

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 Anita J. Walls, 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 31st day of May, 2002.

Notary Public

My Commission Expires: 11/2/05



05459-MD