18:39

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19080	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $460,000.00 Morgan V Merrill Affiant Subscribed and sworn to before me, this 12th day of June, 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(s):	Send Tax Bills to	Tax Information
MR/MRS LOWELL C. WHITEFIELD	FRANKLIN AMERICAN MTG. CO.	MAP 130-08-0B
4413 Charleston Place Circle	501 Corporate Centre Dr.,400	PARCEL 001.00 CO
Nashville, Tennessee 37215	Franklin,Tennessee 37067	FB# 07DA45509

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, WALTER H. MERRILL AND WIFE, MORGAN V. MERRILL, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LOWELL C. WHITEFIELD AND WIFE, SYLVIA H. WHITEFIELD, ("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 4413 Charleston Place Circle, 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2002.

Davidson County DEEDWARR
Recvd: 06/14/02 11:20 2pgs
Fees:13.00 Taxes:1702.00
20020614-0072501

Walter H. Merrill
WALTER H. MERRILL

Morgan V Merrill
MORGAN V. MERRILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER H. MERRILL AND MORGAN V. MERRILL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2002.

My Commission Expires:

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

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed, of record in Book 5965, page 880, amended in Book 6071, page 499, supplemented in Book 6122, page 319, and Book 6336, page 874, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan and being located upon Lot No. 4 on the Plan of Condominium Site Plan Charleston Place Lot Nos. 3 and 4 of record in Plat Book 5200, page 351, amended in Plat Book 5200, page 461, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter H Merrill and wife, Morgan V. Merrill by deed from Roy C. Ezell and wife, Marian F. Ezell of record in Book 11507, page 339, 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 5965, page 880, Book 6071, page 499, Book 6122, page 319 and Book 6336, page 874; (3) Easements of record in Book 7116, page 76; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 351, and Plat Book 5200, page 461, said Register's Office.