STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of June, 2002.

Notary Public

My Commission Expires: 7/24/03

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

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: 06/18/02 11:37 2pgs
Fees:13.00 Taxes:865.80
20020618-0073578

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer L. Brundige
3907 General Bate Drive
Nashville, TN 37204

SEND TAX BILLS TO:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
Map & Parcel 118-13-149.00

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, **Stuart C. Naylor and Thomas McCarter,** hereinafter referred to as Grantors, hereby transfers and conveys to **Jennifer L. Brundige, unmarried,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 33 on the Plan of the Country Property of N.A. McNairy, deceased, as of record in Minute Book "E", pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, being part of Lot No. 9 on the Plan of Caldwell Lane Subdivision, unrecorded, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 11, 1949, and revised October 17, 1949 as follows:

Beginning in the westerly margin of Bates Drive, at a point 223 feet south of the southerly margin of Caldwell Lane; thence with said Drive, southwardly 102 feet to a point 100 feet north of the northeast corner of Lot No. 107 on the Plan of Rolling Meadows, as of record in Book 1424, pages 98 and 99, Register's Office for said County; thence westwardly 199.65 feet, more or less, to the easterly line of the old Morrow Property, being 100 feet north of the northwest corner of said Lot No. 107; thence with the easterly line of said Morrow Property, North 2 degrees 49' east 91.3 feet; thence South 87 degrees 45' east 32.35 feet; thence North 2 degrees 55' east 10.7 feet; thence South 87 degrees 45' east 167.4 feet to the beginning.

Being the same property conveyed to Stuart C. Naylor and Thomas McCarter, by Warranty Deed from Mary Helen McCord, a widow, of record at Instrument # 2001 103101 18671, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters of record in Minute Book "E", Pages 564 & 565, and Plan Book 1, Page 29, Chancery Court at Nashville, Tennessee.

Subject to an Easement for Sanitary Sewer / Storm Drainage of record in Book 4099, Page 387, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 3907 General Bate Drive, Nashville, Tennessee 37204.

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, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, her 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 17th day of June, 2002.

Stuart C. Naylor by Caroli Naylor
Stuart C. Naylor by Caroline Naylor, attorney-in-fact atth in fact

x Thomas McCarter 6-17-02
Thomas McCarter

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 Caroline Naylor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that she is the attorney-in-fact for Stuart C. Naylor and who further acknowledged she executed the forgoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Stuat C. Naylor.

Witness my hand and official seal this 17th day of June, 2002.

Notary Public

My Commission Expires: 11/2/05

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 Thomas McCarter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2002.

Notary Public

My Commission Expires: 11/2/05

05530-BW