THIS INSTRUMENT PREPARED BY:
DAVID "RANDY" KENNEDY
ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37076
(from information furnished by the parties)

ADDRESS NEW OWNER:
JOHN REX CROXALL
MARK Y. CROXALL
600 Denver Drive
Hermitage, TN 37076

SEND TAX BILLS:
SEND TO NEW OWNER

MORTGAGEE:
NONE

MAP AND PARCEL:
Map -- 75-7
Parcel -- 88

Davidson County DEEDWARR
Recvd: 06/18/02 11:46 3pgs
Fees:18.00 Taxes:394.58
20020618-0073581

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, RITA A. BENNETT and husband, STEVEN H. CROXALL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN REX CROXALL and MARK Y. CROXALL, as Tenants in Common with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 196 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Plat Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rita A. Bennett and Husband, Steven H. Croxall, by deed of record in Book 11073, page 894, Register's Office for Davidson County, Tennessee.

This is improved real property located at and known as 600 Denver Drive, Hermitage, Tennessee 37076.

Real property taxes for 2002 have been settled between the parties and will be paid by Grantees.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject, Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of June, 2002.

RITA A. BENNETT

STEVEN H. CROXALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named RITA A BENNETT and STEVEN H. CROXALL, individually and as the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they and each of them executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 1-28-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $106,644.05.

AFFIANT

Subscribed and sworn to before me this 17th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 1-28-06

EXHIBIT A

1. Taxes for the year 2002 have been assumed by Grantees.

2. Restrictive convenants of record in Book 4228, page 457, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plat record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.