This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 119-06-0-099.00

Davidson County DEEDWARR
Recvd: 06/19/02 10:00 2pgs
Fees:13.00 Taxes:203.50

20020619-0074007

Send Tax Statements To: George A. Temple, etux
3725 Mobleys Cut Rd.
Thompson Station, Tn
37179

Name/Address New Owner: Same

Name of Mortgagee: None

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARIA C. JAMES, have bargained and sold and by these presents do transfer and convey unto GEORGE A. TEMPLE and SHARON K. TEMPLE, husband and wife, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Sterling Subdivision, Section 1, of record in Plat Book 1424, page 97, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Maria C. James by Deed from Ricky A. Britt and wife, Rebecca Kyle Britt of record in Book 7988, page 801, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2002 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Sterling Subdivision, Section 1, of record in Plat Book 1424, page 97, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 17th day of June, 2002.

Maria C. James
MARIA C. JAMES

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 MARIA C. JAMES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 17th day of June, 2002.

Carol L. McArthur
Notary Public

My Commission Expires:
July 24, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I [illegible] that the actual consideration or value, whichever is greater, for this transfer is the sum of $55,000.00.

Maria James
Affiant

Sworn to and subscribed before me on this the 17th day of June, 2002.

Carol L. McArthur
Notary Public

My Commission Expires:
July 24, 2004