PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of June, 2002, by and between FORREST MATHIS and NANCY MATHIS, HUSBAND AND WIFE, hereinafter called Grantors, and ERIC T. GRAVES and LISA S. GRAVES, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, FORREST MATHIS and NANCY MATHIS, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto ERIC T. GRAVES and LISA S. GRAVES, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2610 CRUMP DRIVE, NASHVILE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have ve a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

FORREST MATHIS
Signature of Seller

NANCY MATHIS Signature of Seller

Davidson County DEEDWARR
Recvd: 06/20/02 09:56 3pgs
Fees:18.00 Taxes:314.50

20020620-0074493

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FORREST MATHIS and NANCY MATHIS, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of June, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ERIC T. GRAVES and LISA S. GRAVES, HUSBAND AND WIFE

2610 CRUMP DRIVE
NASHVILE, TN 37214

Property Address:

2610 CRUMP DRIVE
NASHVILE, TN 37214

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 84-16, PARCEL 140

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **June, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lo No. 10 on the Map of Crump Heights, as of record in Plat Book 1424, Page 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 10 fronts 68 feet on the north side of Crump Drive and runs back between parallel lines 191.4 feet to a dead line.

BEING the same property conveyed to FORREST MATHIS and NANCY MATHIS, HUSBAND AND WIFE, from WILMA M. UNDERWOOD, A WIDOW, of record in Book 11759, Page 137 Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 84-16, PARCEL 140).

2. All matters as set forth on the Plan of Crunp Heights, of record in Plat Book 1424, page 144, said Register's Office, which plan includes a 50-foot minimum building setback line from Crump Drive; and a 10-foot public utility and drainage easement along the rear lot line.

3. Restrictive Covenants recorded in Book 1807, Page 411, Register's Office for DAVIDSON County, Tennessee.