Prepared by and after Recording Return To:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027
File # 2020567

Davidson County DEEDWARR
Recvd: 06/24/02 09:53 3pgs
Fees:18.00 Taxes:499.50
20020624-0075447

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelvin F. Martin,** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **John Shutes and wife, Sonya Brooks-Shutes** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the grantee(s).

Witness my hand this 18 day of June, 2002.

Kelvin F. Martin

STATE OF TENNESSEE
COUNTY OF_____

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Kelvin F. Martin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 18 day of June, 2002.

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

My Commission

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18 day of June, 2003.

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN

My Commission Expires JUN 2[illegible] 2003

MAP AND PARCEL NUMBERS: 150-09-0-B-14.00

ADDRESS NEW OWNER:
John and Sonya Shutes
704 Kaeden Pointe Court
Antioch, TN 37013

SEND TAX BILLS TO
Same

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 14 on the Plan of First Revision Forest Pointe Phase I, of record in Plat Book 9700, page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kelvin F. Martin from Osamwonyi J. Aisien, married, by Warranty Deed dated September 24, 1999 and recorded September 28, 1999 in Book 11678, page 241, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 9889, page 559 and all matters of record on plat in Plat Book 9700, page 92, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).