STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of June, 2002.

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires

Notary Public

My Commission Expires: 9/25/2004

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: 06/26/02 10:59 2pgs
Fees:13.00 Taxes:593.85
20020626-0076753

ADDRESS NEW OWNER(S) AS FOLLOWS:
William Todd Wilford
5333 Old Village Road
Nashville,TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 161-B-127.00CO

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, **Mary Ann Gemmill, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **William Todd Wilford, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 126, on the Plan of Villages of Brentwood, Phase 10-A of record in Plat Book 7900, page 313, Register's Office for said County, to which reference is made for a more complete description.

Being the same peoperty conveyed to Mary Ann Gemmill, unmarried, by Warranty Deed from Kyu Koon Lee and wife, Hyun M. Lee, of record in Book 9598, Page 761, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 313, as corrected at Book 8542, Page 973, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6143, Page 11, Book 6393, Page 495, Book 8507, Page 831, Register's Office for Davidson County, Tennessee.

Subject to an HOA Charter of record in Book 6158, Page 352, 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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5333 Old Village Road, Nashville,TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **GRANTEES**, their 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 20th day of June, 2002.

Mary Ann Gemmill

Mary Ann Gemmill

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

Witness my hand and official seal this 20th day of June, 2002.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES AUG. 14, 2005
WILLIAMSON COUNTY, TENN.