BOX 50-b

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of June, 2002.

Notary Public

L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: July 24, 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 11:36 2pgs
Fees:13.00 Taxes:1383.80
20020626-0076815

ADDRESS NEW OWNER(S) AS FOLLOWS:
P. Lucas Sands and Virginia Sands
1845 Cromwell Drive
Nashville, TN 37215

SEND TAX BILLS TO:
National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212

MAP-PARCEL NUMBERS:
158-70-16.00

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, **Edward W. Wildrick, III and Patricia Wildrick, husband and wife**, hereinafter referred to as Grantors, hereby transfers and conveys to **P. Lucas Sands and Virginia Sands, husband and wife,** 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. 1 on the Plan of Forrest Trails, as of record in Book 3700, pages 24 & 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward W. Wildrick, III and wife, Patricia N. Wildrick, by deed from William L. Underhill and Helen Craig Underhill Gay of record in Book 6508, page 582, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, pages 24 & 25, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3929, page 248, 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 1845 Cromwell Drive, Nashville, Tennessee 37215.

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 21st day of June, 2002.

Edward W. Wildrick, III

Patricia Wildrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward W. Wildrick, III and Patricia Wildrick, husband and wife, 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 21st day of June, 2002.

Notary Public

My Commission Expires:

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