Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.

Xochiquetzal J Geiger
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of June, 2002, Xochiquetzal J. Geiger, who provided a FL Drivers license.

Barbara H Steiner
Notary Public

My Commission Expires: BARBARA H. STEINER NOTARY PUBLIC, STATE OF FLORIDA My commission expires Dec. 26, 2004 Commission No. CC982055

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: 06/27/02 08:51 2pgs
Fees:13.00 Taxes:571.65
20020627-0077206

ADDRESS NEW OWNER(S) AS FOLLOWS:
Curtis G. Carson
921 Fallview Trail
Nashville, Tennessee 37211

SEND TAX BILLS TO:
OWNER

MAP-PARCEL NUMBERS:
172-120-A-063.00CO

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, **Xochiquetzal J. Geiger, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Curtis G. Carson, 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. 305 on the Plan of Section Two Bradford Hills, of record in Book 7900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Xochiquetzal J. Geiger, unmarried, by deed from Robert Earl Fly and Carol Garden Fly, husband and wife, of record in Book 10130, Page 420, 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 117, Register's Office for Davidson County, Tennessee.

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Restrictive covenants contained in an instrument of record in Book 8069, page 170 and Book 8074, page 269, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Water/sewer of record in Book 8377, pages 769 and 808, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Southern Bell of record in Book 1113, page 606 and Book 1318, page 441 Register's Office for Davidson County, Tennessee.

Subject to an Easement for Sanitary Sewer/Storm Drainage of record in Book 7690, page 260, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 8154, page 304, said Register's Office.

By-Laws of record in Book 8071, page 531, said Register's Office.

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 921 Fallview Trail, Nashville, Tennessee 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 21st day of June, 2002.

Xochiquetzal J. Geiger

Xochiquetzal J. Geiger

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 Xochiquetzal J. Geiger, an unmarried woman, 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, who provided FL Driver's license.

Barbara H. Steiner

Notary Public

My Commission Expires: _____

BARBARA H. STEINER
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Dec. 26, 2004
Commission No. CC982055

05615-BP