RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00.

Stanley Russel Fallis
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of June, 2002.

Mitchell A Watts
Notary Public

My Commission Expires: 10-17-05

WARRANTY DEED

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/28/02 11:54 2pgs
Fees:13.00 Taxes:530.95
20020628-0078252

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stanley Russell Fallis, Jr.
4010 B Colorado Avenue
Nashville, TN 37209

SEND TAX BILLS TO: SunTrust Mortgage, Inc.
201 4th Avenue, N.
Nashville, TN 37219

MAP-PARCEL NUMBERS:
Map & Parcel 103-040-415.00

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, **Lisa A. Cochran, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Stanley Russel Fallis and Kathryn Rose Fallis, 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 Sullivan Property, as of record in Plat Book 8250, page 857, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa A. Cochran, unmarried, by Warranty Deed from James Schlick, unmarried, of record in Book 11410, page 388, dated March 26, 1999, Register's Office of 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 8250, Page 857, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Sanitary Sewer & Storm Drainage of record in Book 4436, Page 281, Register's Office for Davidson County, Tennessee.

Subject to all matters on plat, of record in Book 332, page 61, 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 4010 B Colorado Avenue, Nashville, TN 37209.

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 26th day of June, 2002.

Lisa A. Cochran by Catherine V. Quinn, atty in fact

Lisa A. Cochran, *by Catherine V. Quinn, attorney-in-fact*

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 Catherine V. Quinn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that she is the attorney-in-fact for Lisa A. Cochran and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Lisa A. Cochran.

Witness my hand and official seal this 26th day of June, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC Tennessee