PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of July, 2002, by and between CURTIS DOSS and LENA DOSS, HUSBAND AND WIFE, hereinafter called Grantors, and DON CHRISTIAN, UNMARRIED, and BRIAN JOHNSTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CURTIS DOSS and LENA DOSS, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto DON CHRISTIAN, UNMARRIED, and BRIAN JOHNSTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2630 WOODY HILL DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themself and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Curtis Doss
CURTIS DOSS
Signature of Seller

Lena Doss
LENA DOSS
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/09/02 15:20 3pgs
Fees:18.00 Taxes:277.50

20020709-0082609

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CURTIS DOSS and LENA DOSS, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of July, 2002.

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

DON CHRISTIAN, UNMARRIED, and BRIAN JOHNSTON, UNMARRIED

2630 WOODY HILL DRIVE
NASHVILLE, TN 37207

Property Address:

2630 WOODY HILL DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 71-4 PAR 31

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **July, 2002.**

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 232 on the Map of Joywood Heights, Section 2, of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 232 fronts 60 feet on the westerly side of Woodyhill Drive and runs between lines 214.5 feet on the northerly line and 220.6 feet on the southerly line to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to CURTIS DOSS and LENA DOSS, HUSBAND AND WIFE, by Warranty Deed from PAMELA ELAINE JONES GREGORY, of record in Deed Book 7219, Page 945, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 71-4 PAR 31).

2. All matters as set forth on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, page 92, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4156, page 958, Register's Office for DAVIDSON County, Tennessee.