This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Golf Club Partners
C/O SHOWCASE REALTORS
50 MUSIC SQUARE WEST
NASHVILLE, TN 37203
MORTGAGEE:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

SEND TAX BILL TO:
Owners

MAP 117-7
GROUP
PARCEL 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tyler R. Koon, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Golf Club Partners**, hereinafter called the "GRANTEE", its successors 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 Sharondale Heights, of record in Plat Book 1835, page 109, amended in Book 2105, page 252, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Tyler R. Koon, unmarried by deed from Helen Bourne, unmarried of record in Instrument no. 20000919-0093189, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 2821 White Oak Dr., 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 "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Kimberly L. Koon, spouse of Tyler R. Koon, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 07/15/02 14:47 2pgs
Fees:13.00 Taxes:825.10
20020715-0084947

WITNESS my hand this the 11th day of July, 2002.

Tyler R. Koon, by W. T. Roberts, as attorney-in-fact

Kimberly L. Koon, by W. T. Roberts, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **W. T. Roberts, as attorney-in-fact for both Tyler R. Koon and wife, Kimberly L. Koon,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of July, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $228,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 9/25/04