STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOX 2

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.

Affiant

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

NICHOLE G. LANDERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Notary Public

My Commission Expires: 2/20/2006

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: 07/17/02 13:08 2pgs
Fees:13.00 Taxes:906.50
20020717-0086158

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joel A. Vallejo and Julie M. Vallejo
6569 Chessington Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
155-080-C-222.00CO

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, **Erik D. Henderson and wife, Leslie K. Henderson** hereinafter referred to as Grantors, hereby transfers and conveys to **Joel A. Vallejo and wife, Julie M. Vallejo** 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. 222, on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347, as amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erik D. Henderson and wife, Leslie K. Henderson by deed from Landmark Management Corporation of record in Instrument No. 2000 052500 52302, 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 6900, Page 339-347, and amended in Book 7900, Page 888-889, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 9472, Page 824, and Book 7964, Page 33, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee.

Storm Water Detention of record in Book 7099, Page 299, said Register's Office.

Conveyance of Open Space of record in Instrument No. 2001 101701 13305, 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 6569 Chessington Drive, Nashville, Tennessee 37221.

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.

Erik D. Henderson by attorney in fact

Leslie K. Henderson

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 Erik D. Henderson, 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: 11-22-05

NOTARY PUBLIC AT LARGE

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 Erik D. Henderson, with whom I am personally acquainted and proved himself to be the attorney in fact of Leslie K. Henderson and who being authorized to do so acknowledged he 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: 11-22-05