THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***120,000.00.

Laura Mitchell
Affiant

Subscribed and sworn to before me this 16 day of July, 2002.

Laura Shoun
Notary Public

My Commission Expires: 5/30/04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/19/02 08:28 2pgs
Fees:13.00 Taxes:444.00
20020719-0086999

ADDRESS OF NEW OWNER

SCOTT J. RAINES
1202 Boscobel Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

Owner

MAP & PARCEL NOS.

MAP 83-13
PARCEL 184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 ($***120,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, INVERNESS GROUP, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SCOTT J. RAINES, _____, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 167on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Inverness Group, Inc., a Tennessee corporation, by deed from Robert D. Shemin, married, of record as Instrument No. 20001026-0106363 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1202 Boscobel Street, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of July, 2002, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

INVERNESS GROUP, INC.

By: Bonnie Thompson as VP of Inverness Group, Inc.
Bonnie Thompson
Vice President and Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bonnie Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President and Secretary of Inverness Group, Inc., the within named bargainor, a corporation, and that she as such Vice President and Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Vice President and Secretary.

WITNESS my hand and official seal this 16th day of July, 2002.

Notary Public

My Commission Expires: 10.17.09

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