BOX 15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of July, 2002.

Notary Public

My Commission Expires: 4/21/05

LARRY TAYLOR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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: 07/23/02 15:49 2pgs
Fees:13.00 Taxes:333.00
20020723-0088609

ADDRESS NEW OWNER(S) AS FOLLOWS:
Janel Shoun
153 Sheila Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
SunTrust Bank
A Georgia Corporation
P.O.Box 305110
Nashville, Tennessee 37230-5110

MAP-PARCEL NUMBERS:
162-030-413.00

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, **Trina Sampley (Ricker), a married woman***, hereinafter referred to as Grantors, hereby transfers and conveys to **Janel Shoun** 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. 38 on the Revised Plan of Haywood Forest, of record in Book 5200, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Trina Ricker, unmarried, and R. Kent Ricker, married, by Warranty Deed from Pamela Lewis Mears, married, of record in Book 9865, page 989, Register's Office for Davidson County, Tennessee.

Said property was further conveyed to Trina M. Sampley (Ricker), married, by Quitclaim Deed from Raymond K.Ricker of record in Instrument No. 20020723-0088608, Register's Office for Davidson County, Tennessee.

05151-BP

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 5200, Page 2, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5120, Page 742, Book 5480, Page 13, Book 5583, Page 115, Book 6027, Page 417, Book 6080, Page 343, Book 6101, Page 505, Book 6156, Page 771, Book 6178, Page 85, Book 6217, Page 71, Book 6244, Page 270, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

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 153 Sheila Drive, Antioch, Tennessee 37013.

Rodney Sampley, husband of Trina Sampley (Ricker), joins in this instrument to convey any and all marital interest he has in said property.

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 17th day of July, 2002.

Trina Sampley (Ricker)

Rodney Sampley

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 Trina Sampley and husband, Rodney Sampley, 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 17th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

05151-BP