THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $305,500.00.

Affiant

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Notary Public

My commission expires:

Name and Address of New Owner:

Greg J. Ferguson and Katherine E. Perry
109 Carnavon Parkway
Nashville, TN 37205

Send Tax Bills To:

SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Davidson County DEEDWARR
Recvd: 07/26/02 15:46 2pgs
Fees:13.00 Taxes:1130.35
20020726-0090207

Street Address of Subject Property:

109 Carnavon Parkway
Nashville, Tennessee 37205

Map and Parcel:

129-11-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THOMAS R. DeFORD AND WIFE, EMILY KAY DeFORD,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **GREG J. FERGUSON, unmarried, AND KATHERINE E. PERRY, unmarried,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of West Meade Park, Section One, as of record in Plat Book 2900, pages 103 and 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas R. DeFord and wife, Emily Kay DeFord, by Deed from Melanie M. Hirt, married, of record in Book 10336, page 632, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2002, which have been prorated between the parties and assumed by Grantees.

2. The Plan of record in Plat Book 2900, pages 103 and 104, Register's Office for Davidson County, Tennessee, shows an

Owner's Certificate, a 50 foot minimum building setback line from Carnavon Parkway, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, a 2.5 x 30 foot utility anchor easement located on the northwesterly corner of said lot, and an easement for overhang across the northerly line.

3. A 20 foot easement for sanitary sewers and/or drainage and a 10 foot temporary construction easement northwest and northeast of and adjacent thereto, all as granted to Metropolitan Government by Instrument of record in Book 6177, page 40, Register's Office for Davidson County, Tennessee.

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 Grantors do covenant with the said Grantees that they are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of July, 2002.

Thomas R. DeFord

THOMAS R. DeFORD

Emily Kay DeFord

EMILY KAY DeFORD

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS R. DeFORD AND WIFE, EMILY KAY DeFORD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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