PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **July, 2002, by and between DWAYNE E. CRAIG, AN UMNMARRIED MAN, hereinafter called Grantor, and MARK BALLARD, JR., hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DWAYNE E. CRAIG, AN UMNMARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto MARK BALLARD, JR., hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1400 OAKHURST DRIVE, ~~INGLEWOOD~~ NASHVILLE, TN. JEC

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

DWAYNE E. CRAIG
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/30/02 09:36 3pgs
Fees:18.00 Taxes:166.50

20020730-0090858

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DWAYNE E. CRAIG, AN UMNMARRIED MAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of July, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

MARK BALLARD, JR.
234 Riverside Drive
Nashville TN 37206

Property Address:

1400 OAKHURST DRIVE
INGLEWOOD, TN

Person Responsible for Taxes:

234 Riverside Drive
Nashville, TN 37206

Map & Parcel #: MAP 72-7, PARCEL 308

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **July, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tenessee, being Lot No. 35 on the Map of the Subdivision of the Water's Place of record in Book 332, Page 136 & 137, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to DWAYNE E. CRAIG AND WIFE, LUCY A. CRAIG, by Warranty Deed from KEITHA DENISE BRYANT RAYBURN AND HU, of record in Book 7685, Page 609, Register's Office for DAVIDSON County. All of the right, title and interest of the said Lucy A. Craig having been divested out of her and vested into Dwayne E. Craig by Final Decree of Divorce granted by Chancery Court for Sumner County, Tennessee, docket no. 96D-366, and recorded in Book 10330, page 469, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 72-7, PARCEL 308).

2. All matters as set forth on the Plan of Subdivision of Water's Place, of record in Plat Book 332, page 136 and 137, said Register's Office.