STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

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: 07/31/02 15:20 2pgs
Fees:13.00 Taxes:695.60
20020731-0092002

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Carter and Martha M. Carter
6133 S. Riverbend Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
155-080-B-055.00CO

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, **Marcus G. Dotson and wife, Ann R. Dotson** hereinafter referred to as Grantors, hereby transfers and conveys to **John Lee Carter and wife, Martha M. Carter** 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:

BEING Lot No. 55 on the Plan of South Colony at Riverbend, Phase I as of record in Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marcus G. Dotson and wife, Ann R. Dotson by deed from Fox Ridge Homes, Inc. of record in Book 8129, Page 739, 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 271, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5349, Page 921, Book 6474, Page 354, Book 6486, Page 588, Book 5896, Page 257, Book 7199, Page 119, and Book 9792, Page 20, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7199, Page 135, Book 7781, Page 645, and Book 9792, Page 24, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 7781, Page 637, said Register's Office.

HOA Charter of record in Book 8748, Page 816, said Register's Office.

Amendments and Variances to Plat of record in Book 8017, Page 957, Book 8017, Page 960, Book 8138, Page 146, Book 8138, Page 149, and Book 8311, Page 340, 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.

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

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 6133 S. Riverbend 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 29th day of July, 2002.

Marcus G. Dotson

Ann R. Dotson

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 Marcus G. Dotson and wife, and Ann R. Dotson, 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 29th day of July, 2002.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARNETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.