Box 38 JPS

This Instrument Was Prepared By:
Robert M. Holland, Jr.
Miller & Martin LLP
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/05/02 08:12 4pgs
Fees:23.00 Taxes:518.00
20020805-0093143

Address New Owner(s):
Trina Abrell
4713 VICAR DRIVE
NASHVILLE, TN 37211

Send Tax Bills to
New Owner

Tax Information:
Map: 133-13
Parcel: 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HAL E. SAUER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TRINA ABRELL, ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 4713 Vicar Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2002.

Hal E. Sauer
HAL E. SAUER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hal E. Sauer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2002.

Jean P. Shearer
Notary Public
My Commission Expires: 3-25-06

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Gina Allred
Affiant

Subscribed and sworn to before me,
this 2nd day of August, 2002.

Jean P. Shearer
Notary Public
My Commission Expires: 3.25.06

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Abbay Hall, Section I, of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 136 fronts 150 feet on the westerly margin of Vicar Drive and extends back 185.1 feet on the northerly line and 184.1 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Hal E. Sauer by deed from Henry Edwards and wife, Starla L. Edwards of record in Book 10798, page 43, Register's Office for Davidson County, Tennessee.

1. Taxes for 2002, which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plat of Abbay Hall, Section I, of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease executed between Henry and Starla Edwards, husband and wife, Lessor, and Gil H. Martin, II and Rhonda Jackson Martin, husband and wife, Lessee, of record in Book 9626, page 224, Register's Office for Davidson County, Tennessee.

EXHIBIT B