This Instrument Prepared by:
Sam H. Poteet, Jr.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North,
Nashville, Tennessee 37219
(615) 742-9332

Davidson County DEEDWARR
Recvd: 08/06/02 16:08 4pgs
Fees:23.00 Taxes:384.80
20020806-0094734

WARRANTY DEED

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Jason Pharris	Jason Pharris	Map 85-15
109 Westpark Drive	109 Westpark Drive	Parcel 11
Suite 220	Suite 220	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of One Hundred Four Thousand Dollars ($104,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BILLY E. PHARRIS, and wife, CLARA JEAN PHARRIS, and ROBERTA MAXWELL (hereinafter collectively, "Grantors") have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto JASON PHARRIS (hereinafter "Grantee") his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> See Property Description attached as Exhibit 1 and incorporated herein by this reference.

This conveyance includes a conveyance of a Life Estate from ROBERTA MAXWELL ("Life Tenant") to Grantee, such Life Estate more particularly described in a Quitclaim Deed of Record in Book 4427, Page 842, Register's Office for Davidson County, Tennessee.

> This is improved property known as 3021 Jenny Drive, Nashville, Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs, successors, and assigns, forever. Grantors, excluding ROBERTA MAXWELL, do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those items listed below. ROBERTA MAXWELL, as Life Tenant, does covenant with Grantee that she, as Life Tenant, is lawfully seized and possessed of said land as a Life Estate interest, has a good right to convey it, and the same is unencumbered, except for those items listed below:

1. Taxes for 2002; A lien, but not yet due and payable.

2. All matters shown of record in the office of the Register of Deeds for Davidson County, Tennessee, if any.

3. All subdivision restrictions, building lines, and easements of record.

Grantors do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title and interest in and to the said land to Grantee, his heirs, successors, and assigns, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors have hereunto set their hands as of this 29 day of July 2002.

Billy E. Pharris
BILLY E. PHARRIS, Grantor

Clara Jean Pharris
CLARA JEAN PHARRIS, Grantor

Roberta Maxwell
ROBERTA MAXWELL, Grantor and Life Tenant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29 day of July, 2002, before me personally appeared BILLY E. PHARRIS, and wife, CLARA JEAN PHARRIS, and ROBERTA MAXWELL, to be known to be the persons described herein and each of whom executed this document for the purposes herein contained.

Sworn to and subscribed before me this 29 day of July, 2002.

Notary Public
My Commission Expires: My Commission Expires Nov. 27, 200

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $104,000.00.

JASAON PHARRIS, Grantee

Sworn and subscribed to before me this 29 day of July, 2002.

My Commission Expires: My Commission Expires Nov. 27, 2004

Notary Public

EXHIBIT 1

PROPERTY DESCRIPTION

Being Lot No. 21 on the Plan of Stanford Country Club Estates, Section I, as of record in Book 2900, page 50, Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Jenry Drive, at the corner of Lots Nos. 21 and 22; thence with the line between said lots, southeasterly 190.11 feet to a point; thence southwesterly 16.21 feet to a point; thence northwesterly 34.27 feet to a point; thence southwesterly 80.85 feet to a corner of Lot No. 20; thence with the line between said Lots Nos. 20 and 21, northwesterly 152.5 feet to the southeasterly margin of Jenry Drive; thence with the margin of the same, northeasterly 85 feet to the point of beginning.

Being the same property conveyed to Dewey W. Pedigo, Trustee, by Quitclaim Deed from Billy E. Pharris and wife, Clara Jean Pharris, of Record in Book 4427, Page 842, Register's Office for Davidson County, Tennessee, such Quitclaim Deed referencing a conveyance of a life estate in said Property unto Thurman H. Maxwell (now deceased) and wife, Roberta E. Maxwell, with a remainder interest to Clara Jean Pharris.