THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOX 50-B
PREPARED BY RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***224,000.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2002.

JAMES A. WAECHTER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

Notary Public

My Commission Expires: 5-17-05

ADDRESS OF NEW OWNER

CHARLES W. JONES
4400 Belmont Park Terrace #151
Nashville, Tennessee 37215

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 131-3-B
PARCEL 151

Davidson County DEEDWARR
Recvd: 08/14/02 13:35 2pgs
Fees:13.00 Taxes:828.80
20020814-0098440

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FOUR THOUSAND AND 00/100 DOLLARS ($***224,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, JANE C. GUPTON, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto CHARLES W. JONES and EMILY B. FRANKE, both unmarried, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Building Site No. 151 on the Plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Gayle L. Gupton and wife, Jane C. Gupton, by deed from Lucille K. Core, unmarried, of record in Book 5353, page 50, Register's Office for Davidson County, Tennessee; the said Gayle L. Gupton having since died on April 4, 1983.

This is improved property known as 4400 Belmont Park Terrace #151, Nashville, Tennessee 37215.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9th day of August, 2002.

Jane C. Gupton
JANE C. GUPTON

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 JANE C. GUPTON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee