RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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 13th day of August, 2002, by and between VICKI SUE HAMMONS PRESTON, A MARRIED WOMAN, hereinafter called Grantor, and CHARLES T. MCCLAIN JR., AN UNMARRIED MAN, 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, VICKI SUE HAMMONS PRESTON, A MARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto CHARLES T. MCCLAIN JR., AN UNMARRIED MAN, 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 3831 EAST RIDGE DRIVE, NASHVILLE, TN 37211.

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 herself and her 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.

RONNIE PRESTON, husband of VICKI SUE HAMMONS PRESTON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

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

Vicki Sue Hammons Preston
VICKI SUE HAMMONS PRESTON
Signature of Seller

RONNIE PRESTON
Signature of Spouse

Davidson County DEEDWARR
Recvd: 08/15/02 15:29 3pgs
Fees:18.00 Taxes:321.53
20020815-0099087

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICKI SUE HAMMONS PRESTON, joined by HER HUSBAND, RONNIE PRESTON,** the within named bargainor, 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 **13th** day of **August, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CHARLES T. MCCLAIN JR., AN UNMARRIED MAN

3831 EAST RIDGE DRIVE
NASHVILLE, TN 37211

Property Address:

3831 EAST RIDGE DRIVE
NASHVILLE, TN 37211

Person Responsible for Taxes:

TRANSLAND FINANCIAL SERVICES, INC.

Map & Parcel #: MAP 148-10, PARCEL 3

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 **$86,900.00** 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.

Charles T. McClain Jr.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **August, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Murray Heights, a plat of which is of record in Book 2663, page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the smae property conveyed unto Stephen V. Hammons, Jr.and wife, Vickie S. Hammons, by Warranty Deed from James B. Boatright and wife, Thelma A. Boatright, of record in Book 6752, page 34, Register's Office for Davidson County, Tennessee. THe said Stephen V. Hammons, Jr., and Vickie S. Hammons having since been divorced by Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, to Docket No. 99D-3237. Steven V. Hammons, Jr. subsequently conveyed all of his right, title and interest in and to said property unto Vickie Sue Hammons, said Quitclaim Deed being of record in Instrument No. 200008020076783, said Register's Office. Vicki Sue Hammons, Vickie Sue Hammons, Vicki S. Hammons and Vicki Sue Hammons Preston are on and the same person.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 148-10, PARCEL 3).

2. All matters as set forth on the Plan of Murray Heights, of record in Plat Book 2663, page 37, said Register's Office, which plan includes a 30-foot minimum building setback line from East Ridge Drive; a 75-foot minimum building setback line from Haywood Lane: and a 10-foot public utility easement drainage easement along the westerly lot line.

3. Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville, and Davidson County, across the northwest portion of the lot, of record in Book 6288, page 505, said Register's Office.