STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of August, 2002.

Notary Public

My Commission Expires: 11/4/05

K. THOMAS NOTARY PUBLIC

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: 08/20/02 10:33 2pgs
Fees:13.00 Taxes:839.90
20020820-0100478

ADDRESS NEW OWNER(S) AS FOLLOWS:
John G. McClendon
5309 Cochran Drive
Nashville, TN 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: ~~161-101-B-014.00CO~~
161-01-0-B 014.00 CO

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, **K. Denise Nichols, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **John G. McClendon, unmarried** 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Phase One, Aberdeen Woods, of record in Plat Book 9700, page 589, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to K. Denise Nichols, by Warranty Deed from Zaring Homes, Inc., of record in Book 11279, page 516, Register's Office for Davidson County, Tennessee, dated December 31, 1998.

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 9700, Page 589, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10790, Page 189, Instrument # 2000 020300 11436, Book 11303, page 555, Book 11714, page 843, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Plat Book 10792, Page 896, Register's Office for Davidson County, Tennessee.

Easement of record in Plat Book 10664, Page 324, Register's Office for Davidson County, Tennessee.

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.

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 5309 Cochran Drive, Nashville, TN 37220.

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 19th day of August, 2002.

K. Denise Nichols

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 K. Denise Nichols, 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 19th day of August, 2002.

Notary Public

My Commission Expires: 11/2/07