	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 204,000.00 Sharon L. Riney Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2002. Daphne Dunn Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee D. Koon	Union Planters Mortgage	Map 103-10-0
(NAME) 804 Neartop Drive	(NAME) P.O. Box 2282	Parcel 115.00
(ADDRESS) Nashville TN 37205	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROBERT A. MAYNARD, JR. AND WIFE, MOLLY O. MAYNARD**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LEE D. KOON**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 22, Section 3, Brookside Courts, Addition No. 4, as shown by plat appearing of record in Plat Book 2083, page 25, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert A. Maynard, Jr. and wife, Molly O. Maynard by Warranty Deed of record in Book 11017, page 873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: any and all matters as shown on plat of record in Plat Book 2083, page 25, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 804 Neartop Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 08/21/02 09:13 2pgs
Fees:13.00 Taxes:754.80
20020821-0100940

Witness our hands this 20th day of August, 2002.

Robert A. Maynard, Jr.

Molly O. Maynard

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Robert A. Maynard, Jr. and wife, Molly O. Maynard who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of August, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076