THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19196**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $798,000.00. Affiant Subscribed and sworn to before me this 15th day of AUGUST, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. John C.B. Earthman 1104 Crater Hill Drive Nashville, TN 37215	NEW OWNER	MAP 144-2 PAR 15 FB FH 7800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BONNIE H. KING, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN C.B. EARTHMAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1104 Crater Hill Drive, Nashville, Tennessee 37215.

JAMES R. KING, JR., the spouse of BONNIE H. KING, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said BONNIE H. KING.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of AUGUST, 2002.

BONNIE H. KING

JAMES R. KING, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BONNIE H. KING AND JAMES R. KING, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of AUGUST, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 08/21/02 11:30 2pgs
Fees:13.00 Taxes:2952.60

20020821-0101164

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Chickering Hills Section Three, as of record in Plat Book 2663, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. King, Jr. and wife, Bonnie H. King by deed from Charlotte V. Williams of record in Book 5683, page 713, said Register's Office. James R. King has sinced conveyed his interest in said property to Bonnie H. King by quitclaim deed of record in Book 8927, page 726, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2663, page 17, said Register's Office.