Davidson County DEEDWARR
Recvd: 09/04/02 11:23 2pgs
Fees:13.00 Taxes:614.20
20020904-0106724

TRACT ONE: 172-00-0-012.01
TRACT TWO: 172-00-0-010.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owners:
John M. Graham & Vicky T. Graham
1891 Elmhurst Way
Knoxville, TN 37923

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, REED R. WORKING and wife, VICKI L. WORKING, Trustees U/A/D May 13, 1998 of the Working Joint Revocable Living Trust Agreement, Grantor(s), have bargained and sold and by these presents do transfer and convey unto JOHN M. GRAHAM and wife, VICKY T. GRAHAM, Grantee, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

TRACT ONE:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Partition of the lands of Pierce Waller, deceased, as of record in Book 56, Page 453, Register's Office for said County, and more fully described in the deed of record in Book 3710, page 439, Register's Office for Davidson County, Tennessee and according to a survey made by Cantrell, Connell and Morrison, Engineers, June ___, 1960, and revised May 15, 1961.

Being the same property conveyed to Richard Reed Working by deed from Claude O. Reed and wife, Martha Reed, and G. Thomas Shields, Trustee, of record in Book 4889, Page 662, Register's Office of Davidson County, Tennessee. By QuitClaim Deed of record in book 11010, page 767, said Register's Office, Richard Reed Working, a/k/a Reed R. Working, Individually conveyed the subject property to Reed R. Working and wife, Vicki L. Working, trustees U/A/D May 13, 1998 of the Working Joint Revocable Living trust Agreement.

TRACT TWO:

Land in the 6th, formerly 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the partition of the lands of Pierce Waller, deceased, as of record in Book 56, Page 453, Register's Office for said County.

Beginning at the southwest corner of the intersection of Hardscuffle Road and Edmondson Pike; thence with the southerly margin of Hardscuffle Road, westwardly 321.7 feet to a point; thence South 0 degrees 5 minutes east 200 feet to a point, thence eastwardly 314.1 feet, more or less, to the westerly margin of Edmondson Pike, thence with said Pike, northwardly 190 feet to the beginning.

Being the same property conveyed to Katherine R. Working by deed of Correction of Conveyance from Frances Vantrease Hill Miller and husband, Johnie E. Miller of record in Book 2964, page 461, Register's Office of Davidson County, Tennessee. By QuitClaim Deed of record in Book 11010, page 769, said Register's Office, Reed R. Working, Successor Trustee for the estate of Katherine R. Working, U/A/D April 21, 1994 conveyed the subject property to Reed R. Working and wife, Vicki L. Working, Trustees U/A/D/ May 13, 1998 of the Working Joint Revocable Living Trust Agreement.

RICHARD REED WORKING IS ONE AND THE SAME PERSON AS REED R. WORKING. THIS PROPERTY IS NOT AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized andpossessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (a) Subject to matters shown on the plan of the Partition of the lands of Pierce Waller, deceased, of record in Book 56, page 453, Register's Office of Davidson County, Tennessee; and more fully

described in deed of record in Book 3710, page 439, said Register's Office; (b) 2002 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind themselves their successors, heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 29th day of August, 2002.

REED R. WORKING, Trustee U/A/D May 13, 1998 of the Working Joint Revocable Living Trust Agreement

VICKI L. WORKING, Trustee U/A/D May 13, 1998 of the Working Joint Revocable Living Trust Agreement

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared REED R. WORKING and VICKI L. WORKING, Trustees U/A/D May 13, 1998 of the Working Joint Revocable Living Trust Agreement, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees U/A/D May 13, 1998 of the Working Joint Revocable Living Trust Agreement, and are authorized to execute this instrument as Trustees U/A/D May 13, 1998 of the Working Joint Revocable Living Trust Agreement.

Witness my hand and seal, at office in Franklin, Tennessee, this 29th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Sixty Six Thousand Dollars ($166,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 4-16-2006