SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165500.

Sarah N. Sanders
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of August, 2002.

Notary Public

My Commission Expires: 11 Nov 05

NOTARY PUBLIC AT LARGE

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: 09/10/02 10:24 2pgs
Fees:13.00 Taxes:612.35
20020910-0109598

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sarah N. Sanders and David L. Sanders
502 Richmar Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 146-4, parcel 109

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, **David Ask and wife, Lisa Ask** hereinafter referred to as Grantors, hereby transfers and conveys to **Sarah N. Sanders and husband, David L. Sanders** 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. 731 on the Plan of Caldwell Hall, Section Eleven, a Re-subdivision of Lots Nos. 730 and 731, as shown of record in Book 3106, page 110, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David Ask and wife, Lisa M. Ask, by warranty deed from Kevin Childress and wife, Sherry Childress of record in Instrument No. 20011009-0109810, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

. The Plan of record in Plat Book 3106, Page 110, Register's Office for DAVIDSON COUNTY, TENNESSEE

Restrictive covenants contained in an instrument of record in Book 1788, Page 108 and Book 3373, page 126, Register's Office for DAVIDSON COUNTY, Tennessee.

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 502 Richmar Drive, Nashville, Tennessee 37211.

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 30th day of August, 2002.

David Ask

Lisa Ask

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 David Ask and wife, and Lisa Ask, 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 30th day of August, 2002.

Notary Public

My Commission Expires: 11.24.03

NOTARY PUBLIC AT LARGE TENN

05758-ST