STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $34,500.00.

AFFIANT

Sworn to and subscribed before me this 13th day of September, 2002.

NOTARY PUBLIC My commission expires:

Map & Parcel No. 23-51.00

Address of New Owner:
William P. & Lisa M. Patterson
2458 Crocker Springs Road
Goodlettsville TN 37072

Send Tax Notices To:
Same

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 24, 2005

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, RICHARD LLOYD PHILLIPS and wife, KAREN SUE PHILLIPS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM P. PATTERSON and wife, LISA M. PATTERSON, as tenants by the entirety, hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is unimproved property, known as 2458 Crocker Springs Road, Goodlettsville, TN 37072.

THIS CONVEYANCE IS SUBJECT TO ; and to the 2002 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said RICHARD LLOYD PHILLIPS and KAREN SUE PHILLIPS have hereunto set their signature, this 13th day of September, 2002.

RICHARD LLOYD PHILLIPS **KAREN SUE PHILLIPS**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD LLOYD PHILLIPS and KAREN SUE PHILLIPS, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 13th day of September, 2002.

My commission expires: NOTARY PUBLIC

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 24, 2005

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 09/17/02 10:50 2pgs
Fees:13.00 Taxes:127.65

20020917-0113122

Attachment "A": Legal Description.
Richard Lloyd Phillips and wife, Karen Sue Phillips.

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being in the 10th Civil District described according to a survey made by Jack Underwood, Surveyor, dated July 1, 1975, as follows:

Beginning at an iron pin in the easterly margin of Crocker Springs Road, the southeasterly corner of a tract of land conveyed to A. Krantz's by deed of record in Book 4644, page 758: and running thence with Krantz' line generally following a trail, North 47 deg. 26' East 162.05 feet to an iron pin; thence North 37 deg. 37' East 162.71 feet to an iron pin; thence North 30 deg. 13' East 167.12 feet to an iron pin; thence North 32 deg. 35' East 82.83 feet to an iron pin; thence North 40 deg. 13' East 52.42 feet to an iron pin; thence in a northeasterly direction 200 feet, more or less,, to the northeast corner of the land herein described; thence South 9 deg. 47' West 575.82 feet to a large shellbark hickory; thence South 31 deg. 51' East 837.67 feet to an iron pin in the center of a private road; thence with the center of said private road, South 30 deg. 23' West 154.54 feet to an iron pin; thence North 36 deg. 9' West 602 feet to a point; thence North 70 deg. 4' West 211.32 feet to an iron pin; thence South 89 deg. 11' West 123 feet to the easterly margin of Crocker Springs Road; thence with the easterly margin of same in a northwesterly direction 102.32 feet, North 27 deg. 30' West 80.72 feet and northwesterly 87.97 feet to the beginning.

INCLUDED in the above description but EXCLUDED therefrom is a 0.126 acre tract conveyed to the Metropolitan Government of Nashville & Davidson County by deed from Gerald A. Burkett and wife, Carolyn H. Burkett, of record in Book 7391, page 867, Register's Office for Davidson County, Tennessee: and described as follows:

Beginning at a point 19.09' left of centerline station 57+14.51, the same being a point in the existing northerly right-of-way of Crocker Springs Road and the western boundary of Tract No. 4; thence with said boundary North 47 deg. 26' East 10.99' to a point 30' left of centerline station 57+13.21; thence 66.0' along an arc of radius 1175.92' to a point 30' left of centerline station 57+77.53; thence South 32 deg. 27' 17" East 217.48' to a point 30' left of centerline station 59+95, the same being a point in the eastern boundary of Tract No. 4; thence with said boundary South 89 deg. 11' West 28.76' to a point 5.51' left of centerline station 59+79.93, the same being a point, in the existing northerly right-of-way of Crocker Springs Road; thence northwesterly with said right-of-way 95.74' along an arc of radius 556.46'; thence North 27 deg. 15' 59" West 93.62'; thence 77.66' along an arc of radius 732.7' to the point of beginning containing 0.126 acre.

Also INCLUDED in the above description but EXCLUDED from this conveyance is a 2.02 acre tract conveyed to Hubert G. McBee and wife, Jacqueline McBee, by deed from David A. Watson and wife, Kathy R. Watson, of record in Book 8189, page 548, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a Mortgage Loan Inspection, dated March 10, 1989, Made by William M. Keel, R.L. S., No. 990, as follows:

Beginning at an iron pin in the easterly margin of Crocker Springs Road, said pin being the southwesterly corner of the property conveyed to A. Krantz by deed of record in Book 4644, page 758, of the Register's Office for Davidson County, Tennessee; thence, North 47 deg. 26' East 155.24 feet to an iron pin; thence North 37 deg. 37' East 162.71 feet to an iron pin; thence North 30 deg. 13' East 90.00 feet to a point; thence, South 36 deg. 19' 2" East 238.63 feet to a point; thence, South 30 deg. 13' West, 90.00 feet to a point; thence, South 47 deg. 20' 32" West 320.00 feet to a point in the easterly margin of Crocker Springs Road; thence, with the easterly margin of Crocker Springs Road, North 33 deg. 43' 56" West, 147.88 feet to a point; thence, along a curve to the left (I-3 deg. 8' 2"; R-1175.92 feet) a distance of 64.32 feet to the point of beginning, containing 2.02 acres, more or less.

BEING a portion of the same property conveyed to Richard Lloyd Phillips and wife, Karen Sue Phillips, by Warranty Deed from David A. Watson and wife, Kathy R. Watson, dated April 28, 1993, recorded April 29, 1993, of record in Book 8930, page 129, in the Register's Office for Davidson County, Tennessee.