STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of September, 2002.

Notary Public

My Commission Expires: 11-2005

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: 09/17/02 15:46 2pgs
Fees:13.00 Taxes:334.85
20020917-0113533

ADDRESS NEW OWNER(S) AS FOLLOWS:
Daniel G. May and Suzanne Smith- May
1070 Zophi Street
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Pine State Mortgage Corp.
6065 Roswell Road
Atlanta, GA. 30328

MAP-PARCEL NUMBERS:
072-060-196.00

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, Terry Keller n/k/a Terry Keller Swartz d/b/a **TKR Properties** hereinafter referred to as Grantors, hereby transfers and conveys to **Daniel G. May and Suzanne Smith- May** 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:

BEING land in Davidson County, Tennessee, being Lot No. 38 on the Revised and Corrected Map of Subdivision of the Casper Zopfi Place, as of record in Book 547, page 21 and 22, Register's Office for said County. Said Lot No. 38 fronts 50 feet on the southerly side of Zopfi Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to TKR Properties by Quitclaim Deed from Terry Keller of record in Book 11255, page 397, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Terry Keller by Deed from RTR Properties, a General Partnership, composed of Robert Simoni and Terry Keller of record in Book 11191, page 313, said Register's Office.

Also being the same property conveyed to RTR Properties, a general partnership, by Quitclaim Deed from Robert Simoni of record in Book 10002, page 619, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 547, Page 21 and 22, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 1070 Zophi Street, Nashville, Tennessee 37216.

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 12th day of September, 2002.

Terry Keller Swartz d/b/a TKR Properties

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 Terry Keller Swartz, 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 12th day of September, 2002.

Notary Public

My Commission Expires: 11.22.04

06134-BP