STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 19th day of September, 2002.

Notary Public

My Commission Expires: 11-22-05

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: 09/23/02 10:33 2pgs
Fees:13.00 Taxes:469.90
20020923-0115585

ADDRESS NEW OWNER(S) AS FOLLOWS:
Andrew D. Ferguson
4102 Media Street
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 103-040-328.00

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, **Jenny Gilliand-Ervin, married, and William Perry and wife, Linda Perry,** hereinafter referred to as Grantors, hereby transfers and conveys to **Andrew D. Ferguson, unmarried,** hereinafter referred to as Grantee, his 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. 35, on the map of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, page 199, said Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50.6 feet on the northerly margin of Media Street and extends back 204 feet on the easterly line and 195.3 feet on the westerly line to the southerly margin of Wyoming Avenue, measuring 50 feet thereon.

Being the same property conveyed to Jenny Gilliand* an unmarried person and William Perry and wife, Linda Perry, by Warranty Deed from Patricia A. Scherer, an unmarried person, of record at Instrument # 2001 121401 38410. Register's Office for Davidson County, Tennessee, dated November 30, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee.

Easement of record in Book 1291, Page 16, Register's Office for Davidson County, Tennessee.

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

* n/k/a Jenny Gilliand-Ervin

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 GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 4102 Media Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 19th day of September, 2002.

William J. Ervin

William J. Ervin

Jenny Gilliand-Ervin

Jenny Gilliand-Ervin

William Perry by Jenny Gilliand-Ervin attorney in fact

William Perry
by Jenny Gilliand, attorney-in-fact

Linda Perry by Jenny Gilliand-Ervin attorney in fact

Linda Perry
by Jenny Gilliand, attorney-in-fact

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 Jenny Gilliand,*with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2002.

Notary Public

My Commission Expires: 11.22.05

*(k/n/a Jenny Gillian-Ervin) and husband, William J. Ervin

DONALD R. BAIRD NOTARY PUBLIC AT LARGE

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 Jenny Gilliand, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the attorney-in-fact for William Perry and Linda Perry and who further acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2002.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BAIRD NOTARY PUBLIC AT LARGE