Davidson County DEEDWARR
Recvd: 09/25/02 15:28 3pgs
Fees:18.00 Taxes:647.50
20020925-0117086

Instrument Prepared By:
Lenders Express Title & Escrow, Inc. 25 Century Boulevard Suite 203 Nashville, TN 37214

File #: 2700173

WARRANTY DEED

Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is $ 175,000.00

THIS INDENTURE, made and entered into this 18th day of September, 2002, by and between Tommy E. Ward, Kenneth W. Ward (now deceased) leaving Kimberly Ward Executrix, and Brian D. Spain, party of the first part, and Mark Sullivan and Cameron Gower, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 21-51.00, to wit:

All that certain lot or parcel of land lying and being in the 14th Civil District of Davidson County, Tennessee, being more particular described as follows:

Being Tract No. 5 as shown on the survey of the Division of George E. Anderson's Farm made by Stephen A. Draper, September 22, 1959, described as follows:

BEGINNING at the intersection of the center line of Highway U.S. 41 or Clarksville Pike and the center line of Bernard Road; thence with the center line of said Bernard Road South 87 deg. East 668.1 feet; thence North 3 deg. 30' West 1,061 feet; thence North 81 deg. West 475 feet; thence South 2 deg. 15' West 540; thence South 64 deg. West 393 feet to the center line of Highway U.S. 41 or Clarksville Pike; thence with the center line of the same Southeasterly 425 feet to the beginning, containing 15 acres, more or less.

Being the same property conveyed to Tommy E. Ward, Kenneth W. Ward and Brian D. Spain, by Deed from Steven T. Anderson and wife, Janis T. Anderson, dated 04/27/92, recorded 4/30/92 of record in Book 8613, Page 616, of the Register's Office for Davidson County, Tennessee. The said Janice T. Anderson and Janis T. Anderson being one and the same person.

Included within the above description but specifically excluded herefrom are two (2) certain tracts of land previously conveyed out of said tract: The first being a .91 acre tract conveyed to Jerry E. Gregory of record in Book 3098, Page 317, and an 11.33 acre tract conveyed to Woodlawn Memorial Park of Nashville, Inc., a Tennessee Corporation of record in Book 3531, Page 365. After conveying the two tracts there is left in said original tract 3.67 acres, more or less.

Kenneth Wayne Ward deceased as of May 5, 2002 leaving a written will, in which Kimberly Ward has been appointed Executrix.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Register's Office of said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Tommy E. Ward

Kimberly Ward

Brian D. Spain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Tommy E. Ward, ~~Kenneth W. Ward~~ Kimberly Ward and Brian D. Spain, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he\she\they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 19 day of September, 2002.

Notary Public

My Commission Expires:

JAMI GREEN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 29, 2006

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 19 day of September, 2002.

Notary Public
My Commission Expires:

JAMI GREEN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 29, 2006

PROPERTY ADDRESS AND SEND TAX BILL TO:
6210 Clarksville
Joelton, TN 37080

Map and Parcel
21-51.00