(5)

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **November, 2002, by and between JIMMY GENE LEE, AN UNDIVIDED ONE-THIRD INTEREST, JOHN W. LEE, AN UNDIVIDED ONE-THIRD INTEREST, JOE EDWARD LEE, AN UNDIVIDED ONE-NINTH INTEREST, ELIZABETH CURRY, AN UNDIVIDED ONE-NINTH INTEREST, AND DEBRA LEE OLIVER, AN UNDIVIDED ONE-NINTH INTEREST, BEING ALL OF THE HEIRS OF MRS. JESSIE M. LEE, DECEASED, hereinafter called Grantors, and ARTHUR A. RALSTON, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JIMMY GENE LEE, AN UNDIVIDED ONE-THIRD INTEREST, JOHN W. LEE, AN UNDIVIDED ONE-THIRD INTEREST, JOE EDWARD LEE, AN UNDIVIDED ONE-NINTH INTEREST, ELIZABETH CURRY, AN UNDIVIDED ONE-NINTH INTEREST, AND DEBRA LEE OLIVER, AN UNDIVIDED ONE-NINTH INTEREST, BEING ALL OF THE HEIRS OF MRS. JESSIE M. LEE, DECEASED, Grantors, do hereby bargain, sell, transfer and convey unto ARTHUR A. RALSTON, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 205 SCALF DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

Grantors further state that the herein property is not marital property and their spouses, if any, have no interest whatsoever in and to said property.

WITNESS the hands and seals of Grantors on the day and year first above written.

Jimmy Gene Lee
Signature of Seller

John W. Lee
Signature of Seller

Joe Edward Lee
Signature of Seller

Elizabeth Curry
Signature of Seller

Signature of Seller

Davidson County DEEDWARR
Recvd: 12/03/02 14:56 4pgs
Fees:23.00 Taxes:129.50

20021203-0148788

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, JIMMY GENE LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN W. LEE, and acknowledged that he executed the same as the free act and deed of said JOHN W. LEE, as per Limited Power of Attorney of record in Instrument No. 200212030148785, said Register's Office.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22ND day of NOVEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/2004

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, JIMMY GENE LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOE EDWARD LEE and acknowledged that he executed the same as the free act and deed of said JOE EDWARD LEE, as per Limited Power of Attorney of record in Instrument No. 200212030148784, said Register's Office.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22ND day of NOVEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/2004

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, JIMMY GENE LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELIZABETH CURRY, and acknowledged that he executed the same as the free act and deed of said ELIZABETH CURRY, as per Limited Power of Attorney of record in Instrument No. 200212030148786, said Register's Office.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22ND day of NOVEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/2004

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, JIMMY GENE LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DEBRA LEE OLIVER, and acknowledged that he executed the same as the free act and deed of said DEBRA LEE OLIVER, as per Limited Power of Attorney of record in Instrument No. 200212030148787, said Register's Office.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22ND day of NOVEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Jimmy Gene Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of November, 2002.

Notary Public

My Commission Expires: 3/30/2004

Name and Address of Property Owner:

ARTHUR A. RALSTON
205 Scalf Drive
Madison, TN 37115

Property Address:

205 SCALF DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-10, PARCEL 26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **November, 2002.**

Notary Public

My Commission Expires: 3/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 4 of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, page 37, F.O.D.C., known as the Anderson Estates. Said Lot begins at a point on the westerly margin of Scalf Drive at the corner of Lots No. 3 & 4, being 373.8 feet more or less north of the northerly margin of Dupont Avenue; thence with line between Lots No. 3 & 4 westwardly 175 feet to a dead line; thence with dead line northwardly 120 feet to the common corner of Lots No. 4 & 5; thence with line between Lots No. 4 & 5 eastwardly 175 feet to the westerly margin of Scalf Drive; thence with said Drive southwardly 120 feet to the beginning.

BEING the same property conveyed to MRS. JESSIE M. LEE, by Warranty Deed from MRS. JESSIE M. LEE, UNMARRIED, of record in BOOK 4366, PAGE 875, Register's Office for DAVIDSON County, Tennessee. The said Jessie M. Lee having since died on April 12, 2002, unmarried and intestate and her estate was probated in the Probate Court for Davidson County, Tennessee, Docket No. 03P-1129. Her sole heirs at law are her sons, Jimmy Gene Lee, John W. Lee, and her grandchildren, Joe Edward Lee, Elizabeth Curry and Debra Lee Oliver, being all of the children of her deceased son, Joe Edward Lee, SR., the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 43-10, PARCEL 26).

2. All matters as set forth on the Plan of Anderson Tract, of record in Plat Book 1130, page 37, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.