Davidson County DEEDWARR
Recvd: 12/04/02 12:24 2pgs
Fees:13.00 Taxes:3052.50
20021204-0149240

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19698+

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

Catherine W. Turner
Affiant

Subscribed and sworn to before me, this 27th day of NOVEMBER, 2002.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. William E. Turner, Jr. 151 Valley Forge Nashville, TN 37205	NEW OWNER	MAP 116-08-E PAR 151.00 CO FB 07DA 72833

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES W. JUSTUS, III, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM E. TURNER, JR. AND WIFE, CATHERINE W. TURNER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 151 Valley Forge, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of NOVEMBER, 2002.

JAMES W. JUSTUS, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES W. JUSTUS, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of NOVEMBER, 2002.

My Commission Expires: _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of (Revised) Sugartree, Phase 3, as of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 5357, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sue Ellen Justus, a married woman by deed from Martha D. Dettwiller, unmarried of record in Book 9686, page 879, said Register's Office. The said Sue Ellen Justus having conveyed her interest in the property to James W. Justus, III and wife, Sue Ellen Justus by quitclaim deed recorded in Book 11355, page 487, Register's Office for Davidson County, Tennessee. The said Sue Ellen Justus having since died.

This conveyance is made subject to (1) Restrictions of record in Book 4857, page 157, amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466; (2) Easement of record in BOok 3400, page 63; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 5357, page 85, said Register's Office.