This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
EATON FAMILY PROPERTIES
James K. Eaton
1126 Charlotte Avenue
Nashville, TN 37203

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 12/27/02 13:19 2pgs
Fees:13.00 Taxes:80.29

20021227-0159699

MAP AND PARCEL:
MAP 69-04
PARCEL 38.00
13DA-47725

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janette R. Rogers, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto EATON FAMILY PROPERTIES, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
Land in the 13th Civil District, being the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, Page 41, and as revised in Book 1130, Page 54, said Register's Office, described according to a survey made by John M. Sullivan, County Surveyor, on August 31, 1948 and described as follows: BEGINNING on the easterly margin of Highway No. 112 at a point 564.1 feet south of the northwest corner of said Tract No. 9; thence along and in the margin of the easterly side of Highway No.112, 625.3 feet, more or less in a southerly direction to a point being the south corner of Tract No. 9; thence in a north-easterly direction, N12°56'E, 741.6 feet, more or less to a point; thence in a westerly direction, N86-1/3°W, 52 feet to the point of beginning.

INCLUDED IN THIS DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is that property conveyed to Emerson B. Smith and wife, Mary E. Smith by deed of record in Book 1759, Page 239, said Register's Office, described as follows:

BEING the southerly part of Tract No. 9 on the Map of Fairview Subdivision of record in Book 974, Page 41, and as revised in Book 1130, Page 54, said Register's Office: BEGINNING at a point in the easterly margin of Highway No.112, 774.1 feet south of the northwest corner of Tract No. 9; thence in a southerly direction with the westerly margin of Highway No.112, S8°15'W, 425.3 feet to a point being the south corner of Tract No. 9; thence in a northeasterly direction in Smith's fence line, N12°56'E, 430.6 feet to point; thence N86-1/3°W, 30 feet to the point of beginning.

TRACT II:
A tract of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point 52 feet east of the easterly margin of Highway No.112; said point being the northeast corner of the property conveyed to A. E. Krantz and wife, Agnes Krantz by deed of record in Book 1639, Page 297, said Register's Office; thence with Krantz est line S12°15'W, 219 feet, more or less, to the northeast corner of property conveyed to E. B. Smith and wife, by deed from A. E. Krantz dated October 3, 1949; thence eastwardly 40 feet to a point; thence northwardly 217 feet to a 92 feet east of the easterly margin of Highway No.112; thence westwardly 49 feet to the beginning.

It is the intent of the parties hereto that by this conveyance, Janette B. Rogers will own and hold title to the real property hereinabove described, in fee simple.

Being the same property conveyed to Janette R. Rogers, by deed from Jerry Kenneth Rogers of record in Book 8453, Page 58, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2002 have been pro-rated and paid.

This is improved property known as 4010 Clarksville Highway, Nashville, TN 37218. Subject property has never been marital residence of grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EATON FAMILY PROPERTIES, its successors and assigns, forever; and I, Janette R. Rogers, 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 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, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of December, 2002.

Janette R. Rogers Janette R. Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janette R. Rogers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of December, 2002.

Gene W. Floyd
NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 21,700.00.

Trustee for Eaton Family P
AFFIANT

Subscribed and sworn to before me this 17th day of December, 2002.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY