return to:

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076
file 02H-1695

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **December, 2002** between **Jet Properties** , GRANTOR, and **Annie Turner** , 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

see attached Exhibit "A"

Davidson County DEEDWARR
Recvd: 01/03/03 10:10 3pgs
Fees:18.00 Taxes:240.50
20030103-0001027

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Anna M. Whaley, Treasurer
Jet Properties
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Anna M. Whaley, a Notary Public of said State and County aforesaid, personally appeared Jet Properties with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Treasurer of Jet Properties, the within named bargainor, a corporation, and that he/she as such Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Treasurer.

Witness my hand and seal, at office in HERMITAGE, this the **18th** day of **December, 2002.**

Notary Public

My Commission Expires:

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO., TN

MY COMMISSION EXPIRES: JAN. 25, 2003

Name and Address of Property Owner:

Annie Turner
332 Vaughn Street
Nashville, TN 37207

Property Address:

332 Vaughn Street
Nashville, TN 37207

Person Responsible for Taxes:

SAME

HERMITAGE

Parcel #: 82-3-401

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 **$65,000.00** 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 **18th** day of **December, 2002.**

Notary Public

My Commission Expires: 2-13-03

NOTARY PUBLIC AT LARGE COUNTY, TENN.

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

EXHIBIT "A"

Map #82-3-401 - 332 Vaughn Street

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J.M. Easterly's Addition of record in Book 57, Page 138, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a part of the same property conveyed to Jon E. Stark, by Quitclaim Deed from John B. Stark, Individually, and Jon B. Stark, Member and Jon E. Stark, Member, Members of Stark Enterprises, LLC, Administrative Dissolution, 10/20/2000 of record in Instrument No. 20021111-0138818, Register's Office for Davidson County, Tennessee. See also deeds of record in Instrument No. 20020927-0118283, Instrument No. 20020927-0118282, and 20020927-0118281, Register's Office for Davidson County, Tennessee.

Being a part of the same property further conveyed to Jet Properties, Inc. by Warranty Deed from Jon E. Stark a/k/a John E. Stark, executed on 11/8/02 and filed for record on 11/11/02 in Instrument No. 20021111-0138819, Register's Office for Davidson County, Tennessee.