THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***374,900.00.

Affiant

Subscribed and sworn to before me this 16th day of January, 2003.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 01/21/03 12:25 2pgs
Fees:13.00 Taxes:1387.13
20030121-0008194

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

SCOTT MATTHEW WILLIAMS
1022 Belvidere Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO

AMSOUTH BANK
2050 Parkway Office Circle
Birmingham, Alabama 35244

MAP & PARCEL NOS.

MAP 131-4
PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 ($***374,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, K.W.I., INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SCOTT MATTHEW WILLIAMS and wife, MARIOLA DRYGAS-WILLIAMS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 18 on the Plan of the Resubdivision of Lot No. 17 and 18, College Park, as of record as Instrument No. 20020319-0033864 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to K.W.I., Inc. a Tennessee corporation, by deed from Stuart D. White and wife, Teresa Neely-White, of record as Instrument No. 20011221-0141195 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1022 Belvidere Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of the Resubdivision of Lot 17 & 18, College Park of record as Instrument No. 20020319-0033864 in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of January, 2003, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

K.W.I., INC.

BY: _____
Kenneth A. Wallace
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth A. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of K.W.I., INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal this 16th day of January, 2003.

_____
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS
NOTARY PUBLIC
AT LARGE
Sumner County, Tennessee