THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000359

Davidson County DEEDWARR
Recvd: 01/31/03 08:31 2pgs
Fees:13.00 Taxes:72.15
20030131-0013208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by THE WILSON GROUP, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, ARTHUR L. SAWYERS and wife, HELYNE SAWYERS, have bargained and sold, and by these presents do transfer and convey unto the said THE WILSON GROUP, it's successors and/or assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Leek Subdivision of the Arthur Tract, as of record in Book 547, Page 54, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 50 feet on the westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to ARTHUR L. SAWYERS and wife, HELYNE SAWYERS by deed from EMMITT BRYSON and wife, ADDIE MAI BRYSON of record in Book 5690, Page 210, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said THE WILSON GROUP, it's successors and/or assigns, forever. And we do covenant with the said THE WILSON GROUP, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said THE WILSON GROUP, it's successors and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 20 day of January, 2003.

Arthur L. Sawyers
ARTHUR L. SAWYERS

Helyne Sawyers
HELYNE SAWYERS

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ARTHUR L. SAWYERS and wife, HELYNE SAWYERS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 20 day of January, 2003.

NORMAN C. ORFALL
COMM. # 1368040
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
COMM. EXP. AUG. 5, 2006

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $19,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 22nd day of January, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 7-25-06

MAP 82-08
PARCEL 221.00

ADDRESS OF NEW OWNERS:
THE WILSON GROUP
302 42nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

SAME