State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 150,000.00

Affiant

Subscribed and sworn before me this the 28th day of February 2003.
My Commission Expires: 3/25/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMM EXP 3-25-06

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner	Improved Property	Send Tax Bills to:
Anna Lovell	known as: 5012	Wells Fargo Home Mtg.
5014 Clarksville Pike	5010, ~~5012~~ & 5014 Clarksville Pk	6200 Carmel Road #110
Nashville, Tennessee 37189	Nashville, Tennessee 37189	Charlotte, NC 28226

Map and Parcel Number: Map 39 Parcels 241 and 277

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SANDRA J. LEE, WIDOW

Herinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ANNA LOVELL, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **Davidson County,** Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A:

Being the same property conveyed to Donald N. Lee and wife, Sandra J. Lee with a Life Estate held by Hubert Rankhorn by Installment Deed from Howard B. Moore and wife, Margie M. Moore dated October 2, 1979, recorded October 3, 1979 of record in Book 5509, page 146, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 8220, page 424 in the Register's Office for said County. The said Hubert Rankhorn died May 17, 1994, thereby extinguishing the life estate held therein. Said Donald N. Lee, husband of Sandra J. Lee having since died.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to a Declaration of reciprocal Easements of record in Book 8228, page 780, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 28th day of Febuary, 2003.

Sandra J. Lee

Sandra J. Lee

Davidson County DEEDWARR
Recvd: 03/11/03 08:34 3pgs
Fees:18.00 Taxes:555.00

20030311-0031565

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, Sandra J. Lee the within named bargainors, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that she executed the within instrument for the purposes contained.

Witness my hand, this 28th day of February, 2003.

My Commission Expires:

Notary Public

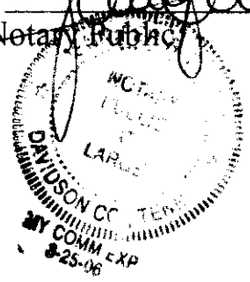


Exhibit A:

Land in the 14th Civil District of Davidson County, Tennessee and described according to a surv ey by George W. Watkins, Surveyor as follows:

Beginning at a point in the northeasterly margin of State Highway No. 112, (Clarksville Highway), said point being the common front corner of the property herein conveyed and the Parman Oil Company property; thence N 59 deg. 30' E along the northerly margin of the Parman Oil Company property a distance of 435.5 feet to a point; thence S 37 deg. 45' E along the rear line of the Parman Oil Company a distance of 107 feet to a point; thence N 37 deg. 00' E a distance of 211.2 feet to a point; thence N 57 deg. 15' E a distance of 132 feet to a point; thence N 57 deg. 01' E a distance of 158.4 feet to a point; thence N 49" 36' E a distance of 90.5 feet to a point; thence N 40 deg. 29' E a distance of 94.5 feet to apoint; thence N 61 deg. 16' E a distance of 92.3 feet to a point; thenceN 52 deg. 08' E a distance of 118.3 feet to a point; thence N 75 deg. 23' E a distance of 165.9 feet to a point; thenceN 65 deg. 05' E a distance of 87.7 feet toa point; thence N 62 deg. 19' E a distance of 53.5 feet to a point; thence N 87 deg. 17' E a distance of 35.9 feet to a point; thene N 73 deg. 23' E a distance of 108.1 feet to a point; thence N 64 deg. 40' E a distance of 192 feet to an iron pipe in the corner of a fence, said point being the extreme easterly point of said property; thence N 87 deg. 00' W along and existing fence a distance of 1356 feet more or less to a point in sid fence roll; thence South 28 deg. 30' W along an existing fence roll a distance of 655 feet more or less to a point; thence S 87 deg. 00' E along a f ence roll 320 feet more or less to a point; thence S 21 deg. 30' E a distance of 149 feet to a point; thence S 59 deg. 30' W along the southerly margin of the Moore property a distance of 566 feet to a point in the margin of State Highway No. 112, (Clarksville Highway), and; thence 37 deg. 00' E along the m argin of said highway a distance of 16 feet to the point of the beginning.

(LOVELL, ANNA.PFD/02-244/47)