Box 56

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of March, 2003.

Notary Public

My Commission Expires: 11/2/05

WILLIAMSON COUNTY TENN NOTARY PUBLIC AT LARGE KY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/14/03 15:49 2pgs
Fees:13.00 Taxes:558.70
20030314-0034690

ADDRESS NEW OWNER(S) AS FOLLOWS:
Calvin Graham
1610 Berrywood Way
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Countrywide Home Loans, Inc
718 Thompson Lane, Ste. 104
Nashville, TN 37204

MAP-PARCEL NUMBERS:
50-3-0-B-17.00co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan H. Pinkerton and wife, Freda D. Pinkerton** hereinafter referred to as Grantors, hereby transfers and conveys to **Calvin Graham** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Amended Mulberry Downs, Phase 18, of record in Book 7900, page 818, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan H. Pinkerton and wife, Freda D. Pinkerton by Deed from Phillips Builders, Inc. of record in Book 9838, page 92, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 818, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8053, Page 316, amended in Book 9892, page 939, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1610 Berrywood Way, Nashville, Tennessee 37207.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of March, 2003.

Jonathan H. Pinkerton

Freda D. Pinkerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan H. Pinkerton and wife, and Freda D. Pinkerton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2003.

Notary Public

My Commission Expires: 1/12/05

07599-BP