STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200006020055055 Page: 1 OF 3
REC'D FOR REC 06/02/2000 11:25:45AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1544.75

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00.

Joseph B. Hart
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2000.

THOMAS SIDWELL NOTARY PUBLIC

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph B. Hart and Michelle R. Hart
407 Page Road
Nashville, TN 37205

SEND TAX BILLS TO:
Wells Fargo Home Mortgage, Inc.
100 S. Fifth Street
Minneapolis, MN 55402-1275

MAP-PARCEL NUMBERS:
130-09-0-066.00

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, **Thomas R. Vorholt and wife, Connie L. Vorholt** hereinafter referred to as Grantors, hereby transfers and conveys to **Joseph B. Hart and wife, Michelle R. Hart** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6 on the northwesterly part of Lot No. 5 on the Map of a Resubdivision of Lots 3, 4, and 5 of the Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, as of record in Book 421, page 64, said Resubdivision being unrecorded and described partly according to a survey made March 25, 1941, by S.R. Sanford, Jr., Civil Engineer, as follows:

Beginning at a point in the southwesterly margin of a 25 foot strip reserved for roadway, 35 feet northwesterly from a spike set in the center line of Page Road, being the northeast corner of the property conveyed to Wakefield, by deed of record in Book 1195, page 547, thence along the margin of said reserved strip, northwesterly 215 feet to an iron pin in the northwesterly corner of Lot No. 6 of said Bransford Realty Company's Forrest Park Subdivision; thence southwesterly along the line between Lots 6 of said Bransford Realty Company's Subdivision and Lot 6 of said Resubdivision 175 feet to a point; thence southeasterly 123.26 feet to the common corner of Lots 4 and 5 of said Resubdivision, being the northerly rear corner of said

Wakefield property above mentioned; thence along Wakefield's line, northwesterly 325 feet, more or less, to the beginning.

Being the same property conveyed to Thomas R. Vorholt and wife, Connie L. Vorholt, by deed from Thomas H. Yeargan and Anthony W. Schumann, as of record in Book 11030, page 234, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, Page 64, Register's Office for Davidson County, Tennessee.

Driveway easement of record, said Register's Office.

All other easements and restrictions of record in said Register's Office.

Mortgage loan inspection from John Kohl & Company, dated May 16, 2000, indicates neighbor's fence is over lot line and also use of a shared driveway access.

Easement reserved for road, as of record in Book 421, page 64, said Register's Office.

Sewer Easement of record in Book 6313, page 874, said Regsiter's Office.

County taxes for the year 2000 are 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 407 Page Road, Nashville, TN 37205.

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 31st day of May, 2000.

Thomas R. Vorholt

Thomas R. Vorholt

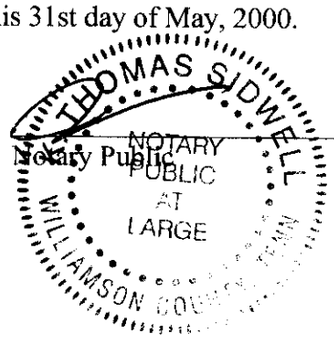
Connie L. Vorholt by Thomas R. Vorholt Attorney In Fact

Connie L. Vorholt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Vorholt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, is the Attorney-In-Fact of Connie L. Vorholt and is authorized by Connie L. Vorholt to execute the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2000.



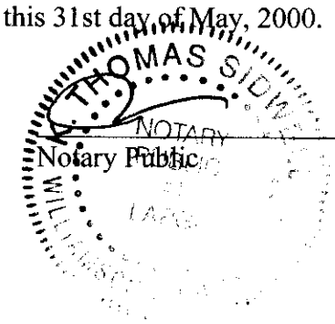
Notary Public

10/22/01
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. Vorholt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2000.



Notary Public

10/22/01
My Commission Expires