RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 03/21/01 14:12 3pgs
Fees:15.00 Taxes:57.35

20010321-0027260

WARRANTY DEED

THIS INDENTURE is made and entered into this 20TH day of March, 2001 by and between COMMERCIAL CONTRACTORS, INC., A TENNESSEE CORPORATION, hereinafter called GRANTOR, and LAWRENCE B. HATCHER, SR., AN UNMARRIED MAN, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, COMMERCIAL CONTRACTORS, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LAWRENCE B. HATCHER, SR., AN UNMARRIED MAN, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as ~~37115~~ BROADMOOR, LOT 1, NASHVILLE, TN 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized officials of GRANTOR on the day and year first above written.

COMMERCIAL CONTRACTORS, INC..
A TENNESSEE CORPORATION

by: Chris R Vincent

CHRIS R. VINCENT, PRESIDENT
Signature of Seller

CORPORATE
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHRIS R. VINCENT, PRESIDENT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President OF COMMERCIAL CONTRACTORS, INC., the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the CORPORATION by himself as President.

Witness my hand, at office, in MADISON, DAVIDSON County, TN, this 20, day of March, 2001.

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

LAWRENCE B. HATCHER, SR.

6654 Newtown Road
College Grove, TN 37046

Property Address:

0 BROADMOOR, LOT 1
NASHVILLE, TN 37216 37115

Person Responsible for Taxes:

, SAME

Map & Parcel #: MAP 60-8, PARCEL 93

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$15,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Lawrence B Hatcher Sr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **March, 2001.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bakerwoods, Section One, which plat is of record in Plat Book 7900, page 694, Register's office for said county. Reference is hereby made to said plan for a more complete and accurate legal description of said lot.

BEING the same property conveyed to COMMERCIAL CONTRACTORS, INC., A TENNESSEE CORPORATION, by Deed from THOMAS E STEWART, TRUSTEE WFP, of record in Deed Book 10965, page 106, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 60-8, PARCEL 93, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 127.2).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 694, said Register's Office, which plan includes a sanitary sewer easement adjacent to front ilne and a 15-foot X 20-foot driveway easement at the northwest corner of said lot.

3. Restrictive Covenants recorded in Deed Book 9917, Page 502, as amended in Book 10932, page 271, Register's Office for DAVIDSON County, Tennessee.