STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of September, 2001.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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: 09/26/01 11:35 2pgs
Fees:13.00 Taxes:603.10
20010926-0104163

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph Siener Coode and Christene Dean Coode
4306 Prescott Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 132-070-037.00

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, **Timothy J. Pospichal and wife, Marcie W. Pospichal** hereinafter referred to as Grantors, hereby transfers and conveys to **Joseph Siener Coode and Christene Dean Coode, husband and wife,** 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. 25 on the Plan of Southmeade of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 25 is described as beginning at a point in the easterly margin of Prescott Road, the common corner of Lots 25 and 26; thence with the margin of said road, northwardly 186 feet to the beginning of a curve; thence around said curve, northeastwardly 31.4 feet to the southerly margin of Morriswood Drive; thence with said Drive, eastwardly partly along a curve, 248.5 feet to a point; thence southwestwardly 190.1 feet to the common easterly corner of Lots 25 and 26; thence with said line between said lots, westwardly 190 feet to the beginning.

Being the same property conveyed to Timothy J. Pospichal and wife, Marcie W. Pospichal by deed from Jeffrey Mobley, Executor of the Estate of Madge Lee Vandiver, deceased, of

record in Book 9009, page 147 and rerecorded in Book 9065, page 301, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, pages 118 and 119, said Register's Office.

Any matters that would be shown by an accurate survey.

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

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 2001 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 GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 4306 Prescott Road, Nashville, Tennessee 37215.

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 21st day of September, 2001.

Timothy J Pospichal
By _____ atty in fact
Timothy J. Pospichal by Donald R. Barrett, Jr., attorney-in-fact

Marcie W Pospichal
By _____ atty in fact
Marcie W. Pospichal by Donald R. Barrett, Jr., attorney-in-fact

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 Donald R. Barrett, Jr., with whom I am personally acquainted, who acknowledged that he is the attorney-in-fact for Timothy J. Pospichal and Marcie W. Pospichal and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Timothy J. Pospichal and Marcie W. Pospichal.

Witness my hand and official seal this 21st day of September, 2001.

_____ Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03928-BW