FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Gregory B. Mazzei
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 20 02

Notary Public 1/31/04

MY COMMISSION EXPIRES: ~~January 29, 2005~~
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/13/02 12:13 3pgs
Fees:18.00 Taxes:333.00

20020213-0019161

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory B. Mazzei (NAME)	NEW OWNER (NAME)	MAP 187-00-0
608 Rice Hill Road (ADDRESS)	(ADDRESS)	PARCEL 83
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Walter L. Kaye and wife, Heidi J. Kaye

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory B. Mazzei and wife, Nancy K. Mazzei

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land in the Fifth Civil District of Davidson County, Tennessee, being part of the property conveyed to William Roscoe Tanner, Jr. and wife, Kellye R. Tanner, by deed of record in Book 6451, Page 625, R.O.D.C., known as Tract II on the unrecorded survey made by Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638, dated June 21, 1994, and being more particularly described as follows:

Beginning at a point in the southerly line of the William R. Tanner, Jr. property, said point being located N 84 deg. 23' 12" W 358.35 feet from the southwest corner of property conveyed to William Tanner by deed of record in Book 6419, Page 493, and being the southeasterly corner of this tract; thence, with the northerly line of tract 8, N 84 deg. 23' 12" W, 560.00 feet to an iron pin; thence, with the easterly line of Gene Smith N 4 deg. 48' 55" E 433.05 feet to an iron pin; thence with the southerly line of Edward W. Hill S 82 deg. 46' 17" E, 463.145 feet to an iron rod; thence, severing the lands of the William Roscoe Tanner, Jr. and wife, Kellye R. Tanner property of record in Book 6451, Page 625, S 7 deg. 57' 36" E. 432.04 feet to an iron rod and the point of beginning.

This conveyance is made subject to easements of record in Book 6436, Page 461; Book 6444, Page 172; Book 6503, Page 842; Book 7442, Page 725; and Book 9425,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 608 Rice Hill Road, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 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 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 our hand s this 31st day of January 20 02

Walter L. Kaye

Heidi J. Kaye

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 Walter L. Kaye and wife, Heidi J. Kaye

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 20 02.

Commission expires ~~January 29, 2005~~ 1/31/04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Page 800, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Walter L. Kaye and wife, Heidi J. Kaye by deed from Donna Elaine McMillan Howell and husband, W. Anthony Howell, of record in Instrument 20001122-0115263, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6436, Page 454, Register's Office for said County. (Book 504, Page 496, Register's Office for Williamson County, Tennessee).

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) Overhead Power Line Easement of record in Book 6769, Page 196, said Register's Office.