Davidson County DEEDWARR
Recvd: 02/21/02 16:14 2pgs
Fees:13.00 Taxes:1183.63

20020221-0022795

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:

H. Rodes Hart
P.O. Box
Nashville, TN. 37202

SEND TAX BILL TO:

SAME

MAP & PARCEL

Map and Parcel
160-6-A-4 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $319,900.00.

AFFIANT

Sworn to and subscribed before me
this 15th day of February, 2002.

Dorothy Faye Hood

NOTARY PUBLIC

My Commission Expires: 6/30/2003

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **THE HOUSE COMPANY, LLC, a Tennessee limited liability company**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **H. RODES HART, a married person**, hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Stonegate Subdivision of record in Book 9700, pages 807 and 808, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The House Company, LLC by Warranty deed from SG, LLC of record in Instrument No. 20010712-0074298, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2002 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 160-6-A-4 CO.

2. All matters appearing on the Plan of Stonegate Subdivision, a Residential Planned Unit Development, of record in Book 9700, pages 807 and 808, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instrument of record in Book 11262, page 729, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 517 Stonegate Place, Brentwood, Tennessee 37027.

WITNESS our hands this 15 day of February, 2002 in Franklin, Tennessee.

THE HOUSE COMPANY, LLC

By: John Y. Franks, C.M.
John Y. Franks, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Y. Franks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of The House Company, LLC, the within bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Member.

Witness my hand and seal, this 15th day of February, 2002.

D Hale
Notary Public

My commission expires: 2/23/02