BOX 10-A

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, First American Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $147,900.00

Richard E. Hardison
AFFIANT

Subscribed and sworn to before me, this 21st day of February, 2002.

Robert Yngs
NOTARY PUBLIC

My Commission Expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Exp. JULY 30, 2005

Address New Owners as Follows:

Richard E. Hardison et ux
205 Cates Place
Nashville, TN 37217

Send Tax Bills To:

CTX Mortgage Company
P. O. Box 19000
Dallas, TX 75219

Map Parcel Number:

Map 136-5-A
Parcel 41

Davidson County DEEDWARR
Recvd: 02/22/02 15:42 2pgs
Fees:13.00 Taxes:547.23
20020222-0023249

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hugh W. Entrekin, Trustee, with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto **Richard E. Hardison and wife Carey J. Hardison** ("Grantee") their successors and assigns, all his right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Lot 137 Bayview Estates Phase One, Plat Book 9700, page 797, revised and superceded by Plat Book 9700, page 920, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.
Being a portion of the same property conveyed to **Hugh W. Entrekin, Trustee** by deed from Fox Ridge Homes, Inc., a Tennessee corporation of record in Book 11640, Page 138 , said Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Cates Place, Nashville, Davidson County, Tennessee 37217.
This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities and the following specific matters: Taxes: 2002 property taxes, which are being prorated and assumed by Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 10323, page 55, said Register's Office, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, and Book 11271, page 163, said Register's Office; and matters shown on plan for Bayview Estates Phase One of record in Plat Book 9700, page 797 revised Plat Book 9700, page 920, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Richard E. Hardison and wife Carey J. Hardison**, their

successors and assigns, forever.

AND **Hugh W. Entrekin, Trustee**., does covenant with the said **Richard E. Hardison and wife Carey J. Hardison**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as set forth herein.

AND **Hugh W. Entrekin, Trustee** does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said **Richard E. Hardison and wife Carey J. Hardison**, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 20th day of February, 2002.

Hugh W. Entrekin, Trustee

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 Hugh W. Entrekin, Trustee, with whom I am personally acquainted, the bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 20th day of February, 2002.

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 7/30/05

PATTY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005