THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18716**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $437,500.00. Kenneth D Dever Affiant Subscribed and sworn to before me, this 1st day of MARCH, 2002. Notary Public My Commission Expires: _____ GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Kenneth D. Dever 413 Prestwick Court Nashville, TN 37205	NEW OWNER	MAP 104-14-H PAR 55.00 CO FB 07DA 93136

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN HENDRIX AND WIFE, BECKY HENDRIX ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KENNETH D. DEVER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 413 Prestwick Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of MARCH, 2002.

JOHN HENDRIX

BECKY HENDRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN HENDRIX AND WIFE, BECKY HENDRIX, 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.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Witness my hand, at office, this 1st day of MARCH, 2002.

My Commission Expires September 25, 2004

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 03/08/02 12:43 2pgs
Fees:13.00 Taxes:1618.75

20020308-0029487

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revised Whitworth, Phase 3, Section 2, as of record in Plat Book 7900, page 969, corrected in 10270, page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Hendrix and wife, Becky Hendrix by deed from Virginia L. Fleming, unmarried of record in Book 11479, page 105, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9567, page 259, Book 9567, page 185, Book 9567, page 216, and Book 9567, page 301; (3) Amendment to Charter of record in Book 10428, page 795; (4) Easement of record in Book 3467, page 204, Book 9567, page 691, and Book 9778, page 16; (5) Designation and Agreement of record in Book 9582, page 868; and, (7) All matters appearing on the Plan of record in Plat Book 7900, page 969 and Book 10270, page 34, said Register's Office.