This Instrument Prepared By:

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

Davidson County DEEDWARR
Recvd: 03/08/02 13:57 3pgs
Fees:18.00 Taxes:518.00
20020308-0029560

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Robert D. Ezell 244 Glenstone Circle Brentwood, Tennessee 37027	SAME	Map and Parcel 171-2-A-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Sworn to and subscribed before me
this 28 day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 2/5/06

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, **CHRISTIE D. FERRELL, a married person,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **ROBERT D. EZELL, a married person,** hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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

Land in Davidson County, TN, being Unit No. 95 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, page 4 and amended in Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold Christopher Ferrell by warranty deed from Radnor Homes, Inc., of record in Book 8714, page 493, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Christie D. Ferrell, married by quitclaim deed from Harold Christopher Ferrell, married, of record in Instrument No. 20010518-0051799, 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 she 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 his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 171-2-A-95.

2. All matters appearing on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, page 4, as amended in Book 6900, page 329, Register's Office for Davidson County, Tennessee.

3. Subject to Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 6923, page 986, Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee.

5. Charters of record in Book 6936, page 895, Book 7998, page 249 and Book 8267, page 270, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance as to water and sewage of record in Book 8127, page 666, 782 and 802, and Book 8128, page 17, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs 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.

HAROLD CHRISTOPHER FERRELL, HUSBAND OF CHRISTIE D. FERRELL, HEREBY JOINS IN THE CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARTIAL STATUS OR OTHERWISE.

This improved property is known as 244 Glenstone Circle, Brentwood, Tennessee 37027.

WITNESS our hands this 28th day of February, 2002 in Franklin, Tennessee.

Christie D. Ferrell

Christie D. Ferrell

Harold Christopher Ferrell

Harold Christopher Ferrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Christie D. Ferrell and husband, Harold Christopher Ferrell, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28 day of February, 2002, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/5/06

