Davidson County DEEDWARR
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Fees:13.00 Taxes:499.50

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FILE NUMBER 204390(2)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Aaron S. Hitt and wife Lynn Hitt 2325 Kimberly Drive Nashville, TN 37214	Franklin American Mortgage 501 Corporate Centre Dr., Ste 400 Franklin, TN 37067

GENERAL WARRANTY DEED

This indenture is made and entered into this 7th day of March, 2002 between George E. Manson (hereinafter referred to as "GRANTOR") and Aaron S. Hitt and wife Lynn Hitt (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 20 of the Cabin Hill Planned Unit Development, Section 1 as shown by a map of record in Book 5200 at page 581 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to George E. Manson by instrument of record in Book 11708 at page 934 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 73-7-161

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

George E. Manson

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, R.W. Hardison, a Notary Public in and for the aforesaid state and county, personally appeared George E. Manson, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 7th day of March, 2002.

NOTARY PUBLIC
Commission Expires: 02/19/03

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $135,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 7 DAY OF March, 2002.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 02/19/03

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004