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. 18708**	STATE OF TENNESSEE: COUNTY OF : The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me, this 8th day of MARCH, 2002. Notary Public My Commission Expires:

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

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Nancy Nichols Schwartz 34 Fox Vale Lane Nashville, TN 37221	NEW OWNER	MAP 177 PAR 24 FB 09D 82632

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, BRUCE MANHIRE AND WIFE, MARY L. MANHIRE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NANCY NICHOLS SCHWARTZ ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson and Williamson Counties, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Lot 19, Fox Hollow Farms, 9635 Highway 96, Nashville, Tennessee 37221.

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 8 day of MARCH, 2002.

BRUCE MANHIRE

MARY L. MANHIRE

STATE OF Michigan
COUNTY OF Genesee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BRUCE MANHIRE AND WIFE, MARY L. MANHIRE, 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.

Witness my hand, at office, this 8 day of MARCH, 2002.

My Commission Expires: 2/25/2003

Notary Public

TERESE M. CARTER
Notary Public, Genesee County, MI
ACTING IN Lapeer CO
My Commission Expires 02/25/2003

Davidson County DEEDWARR
Recvd: 03/13/02 11:02 2pgs
Fees:13.00 Taxes:259.00

20020313-0031596

EXHIBIT "A"

Land in the Second Civil District of Nashville, Davidson County and Williamson County, Tennessee, being Lot No. 19 of Fox Hollow Farms, Tract II, Phase 1, located West of State Route 96 at Old Harding Road and being more particularly described as follows:

Beginning at a point in the North line of H. O. King's property, of record in Deed Book 72, page 35, Register's Office for Williamson County, Tennessee, said point being South 89 deg. 34 min. 32 sec. West, 352.49 (356.46 corrected by surveyor's field measure to 352.49) feet from a planted stone at the corner of said King property; thence, with King's line, South 89 deg. 34 min. 32 sec. West, 352.49 feet to a point; thence, leaving said King line, North 04 deg. 33 min. 48 sec. West, 699.91 feet to a point; thence, North 62 deg. 15 min. 34 sec. East, 240.62 feet to a point; thence, South 13 deg. 35 min. 47 sec. East, 830.35 feet to the point of beginning, and described on Exhibit "A" of the Supplement and Amendment No. 4 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9340, page 579, Register's Office for Davidson County, and of record in Book 1194, page 416, Register's Office for Williamson County, Tennessee.

Being the same property conveyed to Bruce Manhire and wife, Mary L. Manhire by deed from Dave C. Caswell and wife, Katherine M. Hofmann of record in Book 10162, page 986, Register's Office for Davidson County, Tennessee and in Book 1435, page 769, Register's Office for Williamson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8353, page 806, Book 8960, page 252, Book 9048, page 590, Book 9052, page 433, Book 9137, page 784, Book 9340, page 579, Book 9400, page 936, Book 9454, page 59, Book 9648, page 407, Book 9772, page 401, Book 9892, page 743, Book 9981, page 497, Book 10940, page 193, Book 10940, page 200, Instrument No. 20020103-0001120, Instrument No. 20020103-0001121, Register's Office for Davidson County and Book 904, page 69, Book 1081, page 405, Book 1110, page 948, Book 1110, page 49, Book 1132, page 655, Book 1194, page 416, Book 1212, page 781, Book 1228, page 863, Book 1282, page 813, Book 1318, page 116, Book 1354, page 161, Book 1354, page 161, Book 1385, page 851, Book 1670, page 326, Book 1670, page 333, Book 2362, page 376, Book 2362, page 374, Register's Office for Williamson County; (3) Charter of record in Book 8960, page 251, Register's Office for Davidson County, Tennessee, and in Book 1081, page 404, Register's Office for Williamson County, Tennessee; (4) Easements of record in Book 9340, page 585, Book 9400, page 931, Book 8916, page 345, Book 8960, page 247, Book 9258, page 114, Book 9291, page 454, Register's Office for Davidson County, and in Book 1194, page 422, Book 1212, page 799, Book 1065, page 755, Book 1081, page 400, and Book 1379, page 369, Register's Office for Williamson County; (5) Agreement of record in Book 9322, page 351, Register's Office for Davidson County; (6) Instrument of correction of record in Book 9305, page 487, Register's Office for Davidson County, and in Book 1195, page 98, Register's Office for Williamson County; and (7) All matters of record in Book 9340, page 579, Register's Office for Davidson County, and in Book 1194, page 416, Register's Office for Williamson County.