STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of March, 2002.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/28/02 10:56 2pgs
Fees:13.00 Taxes:338.55
20020328-0038217

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joshua S. Prichard
2741 Bobby Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
73-1
82.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew A. Manning** hereinafter referred to as Grantors, hereby transfers and conveys to **Joshua S. Prichard, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 36, on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated September 2, 1945, and further described according to surveys of John S. Kohl, III, dated February 13, 1973, and January 29, 1975, as follows:

Beginning on the northerly margin of Bobby Avenue at a point 1250 feet east of the easterly margin of Cooper Lane; thence with said Avenue easterly 75 feet to the corner of lots 36 and 37; thence with the line between said two lots northwardly 140 feet to the common corner of lots 36 and 37; thence westwardly 75 feet to a point; thence with the line between lots 35 and 36 southwardly 140 feet to the beginning.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This conveyance is subject to Davidson County Taxes for 2002, and any subsequent years, and any and all restrictions and easement of record.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2741 Bobby Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of March, 2002.

Matthew A. Manning

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew A. Manning, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2002.

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires MAR. 27, 2005

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