PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43311
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/03/02 14:52 2pgs
Fees:13.00 Taxes:4070.00
20020403-0040633

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah Hunter Green P.O. Box 50055 Belle Meade Post Office Nashville, TN 37205-0055	SAME

TAX MAP-PARCEL NUMBERS: 116-2-B-55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack L. Gaines and spouse, Karen K. Gaines**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Hunter Green** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract or parcel of land ion the First Civil District of Davidson County, Tennessee, being Lot No. 60 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913, and Pages 923-932 (at Page 930), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235 & in Book 10058, Page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Jack L. Gaines and spouse, Karen K. Gaines by deed from The Riley Family Partnership of record in Book 10956, Page 978, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 913 and Pages 923-932 (see Surveyors Certificates of Correction of record in Book 9854, Page 235 & in Book 10058, Page 112), said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is made for all particular matters as set forth therein.(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 10872, page 520, Book 11548, page 57, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5049 Hill Place Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of April, 2002.

Jack L. Gaines

Karen K. Gaines

State of TENNESSEE

County of DAVIDSON

On this 1st day of April, 2002 , before me the undersigned authority, personally appeared Jack L. Gaines and Karen K. Gaines , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Sworn and subscribed before me this the 1st day of April, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public