THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER:

MAP/GROUP/PARCEL: 083-05-0/367.00

NEW OWNER'S NAME AND ADDRESS:
ROBERT YOUNG, JANET C. BROOKS, AND
TIMOTHY KENEFICK
300 STOTT AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 04/05/02 10:22 2pgs
Fees:13.00 Taxes:610.50
20020405-0041807

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LEA POLLY , hereinafter called Grantor, does hereby transfer and convey unto ROBERT YOUNG, TIMOTHY KENEFICK, AND JANET C. BROOKS, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the T. P. Weakley Home Place, Block 1, of record in Book 161, Page 105, said Register's Office.
>
> Said Lot No. 1 fronts 60 feet on the southerly side of Franklin Avenue and extends back 240 feet between parallel lines to an alley.
>
> The subject property is improved property commonly known as 1410 FRANKLIN AVENUE, NASHVILLE, TENNESSEE, 37206.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 5294, Page 731, Register's Office for Sumner County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Lea Polly by Terry Gambrell

LEA POLLY: BY TERRY GAMBRELL,
AS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, TERRY GAMBRELL, AS ATTORNEY-IN-FACT FOR LEA POLLY, with whom I am personally acquainted, and made oath that HE executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 14TH day of MARCH , 2002 .

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 16, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $165,000.00.

AFFIANT

Sworn to and subscribed before me, this THE 14TH day of MARCH , 2002 .

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 16, 2003