STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,803.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of April, 2002.

Notary Public

RUSSELL JOHN [illegible] NOTARY PUBLIC AT LARGE AUG. 14, 2005 WILLIAMSON COUNTY, TENN.

My Commission Expires:

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: 04/16/02 09:16 3pgs
Fees:18.00 Taxes:609.77

20020416-0046793

ADDRESS NEW OWNER(S) AS FOLLOWS:
William R. Snodgrass, Jr. and Sara M. Snodgrass
5556 Knob Road
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Part of Map\Parcel 142-355

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, **William E. Kantz, Jr.** hereinafter referred to as Grantors, hereby transfers and conveys to **William R. Snodgrass, Jr. and wife, Sara M. Snodgrass** 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 being in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 2 of Steeple Chase Park Drive, of record in Plat Instrument No. 200109180100682, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to William E. Kantz, Jr. by Warranty Deed from Awtar S. Bhatti and wife, Sarabjit M. Bhatti, of record in Book 11436, Page 680 as corrected in Instrument No. 200111190126842, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2 The Plan of record in Plat Book 200109180100682, Register's Office for Davidson County, Tennessee.

3. First Amendment to By-Laws of Devon Hills Community Association, Inc. of record in Book 81080, Page 232, Register's Office for Davidson County, Tennessee.

4. Subject to an Easement of record in Book 11436, Page 508, and Book 11436, Page 514, and Book 11436, Page 680, Register's Office for Davidson County, Tennessee.

5. Subject to others in and to the common elements

6. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

7. Declarations of Covenants, Conditions and Restrictions for Devon Hills of record in Book 7517, Page 283, as amended by First Subsequent Amendment to The Declarations for Devon Hills of record in Book 7517, Page 367, and further amended by second Subsequent Amendment to The Declaration of Covenants, Conditions and Restriction for Devon Hills, of record in Book 8180, Page 222, Register's Office for Davidson County, Tennessee.

8. Declarations of Covenants, Conditions and Restrictions for Devon Hills of record in Book 8120, Page 402, as amended by First Subsequent Amendment to The Declaration of Covenants, Conditions and Restrictions Devon Hills of record in Book 8120, Page 485, and as further amended by Second Subsequent Amendment to The Declaration of Covenants, Conditions and Restrictions for Devon Hills of record in Book 8180, Page 280, and further amended by Third Subsequent Amendment to The Declaration of Covenants, Conditions and Restrictions for Arlington Green (Devon Hills) of record in Book 8181, page 62, Register's Office for Davidson County, Tennessee.

9. Restrictions contained in Warranty Deed of record in Book 9947, Page 281, Register's Office for Davidson County, Tennessee.

10. Any and all visible easements lying on or across the property.

11. Rights or claims of parties in possession not shown by the public records.

12. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

13. See attached "Exhibit B"

14. This conveyance is subject to all easements, restrictive covenants and conditions, and Bother matters of record, including all items set out on any applicable plat 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 Steeple Chase Park, Lot #2, Nashville, Tennessee.

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 10th day of April, 2002.

William E. Kantz, Jr.

William E. Kantz, Jr.
By Fred A. Martin his attorney in fact

05076-MD

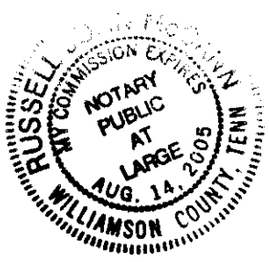
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Fred A. Martin, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the attorney in fact for William E. Kantz, Jr. and that he is authorized by William E. Kantz, Jr. to execute on his behalf.

Witness my hand and official seal this 10th day of April, 2002.

Notary Public

My Commission Expires: 8-14-05



05076-MD