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Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

4/12/02
Affiant

Subscribed and sworn to before me this 12th day of April, 2002.

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public
My commission expires: 11/30/2004

Davidson County DEEDWARR
Recvd: 04/19/02 09:48 2pgs
Fees:13.00 Taxes:1073.00
20020419-0048822

File No. 07-0204-80092

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher G. Mann 196 Hicks Road Nashville TN 37221	New Owner	142-11-175

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clair I. Hargrove and Lisa D. Byrd, unmarried persons,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher G. Mann,** hereinafter called the Grantee, his successors 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. 10 on the Final Plat of Woodside Subdivision, of record in Plat Book 9700, page 435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with an access over the private road as set out on the plat of record in Plat Book 9700, page 435, said Register's Office.

Being the same property conveyed to Clair I. Hargrove as to a 35% undivided interest and Lisa D. Byrd as to a 65% undivided interest by Warranty Deed from Woodside, LLC of record in Instrument No. 20011108-0122853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 196 Hicks Road, Nashville, TN 37221.

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 12th day of April, 2002.

Clair I. Hargrove

Lisa D. Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clair I. Hargrove and Lisa D. Byrd, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of April, 2002.

Notary Public

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:
NOVEMBER 30, 2004

My Commission expires:

November 30, 2004