THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
63-8-226

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

James K. Hitchman | Gailyn C Hitchman
Affiant

Subscribed and sworn to before me this the 15TH day of April, 2002.

Toni L. Buggs
Notary Public

My Commission Expires: 5/29/05

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/24/02 09:35 2pgs
Fees:13.00 Taxes:1479.63
20020424-0050356

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

James K. & Gailyn C. Hitchman
(Name)

1637 Stokley Lane
(Street Address)

Old Hickory, TN 37138

SEND TAX BILLS TO:

SAME
(Name)

SAME
(Street Address)

W A R R A N T Y D E E D

For and in consideration of the sum of Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 ($399,900.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **W. Allen Bryan III, DBA Bryan Homes**, hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **James K. Hitchman and wife, Gailyn C. Hitchman**, hereinafter collectively referred to as the "Grantee," his heir and/or assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 1637 Stokley* Lane
Old Hickory, TN

*Note: In the prior Warranty Deed found at Instrument No. 20010131-0009361, ``Stokley'' was inadvertently misspelled as ``Stokely''.

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of

record; provided, however, Grantor warrants to Grantee, his heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and shall be assumed by Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and/or assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized 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; and Grantor does further covenant and bind itself, its successors and assigns forever to warrant and forever defend the title to the said land to the said Grantee, his heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this 15TH day of April, 2002.

Grantor:

W. Allen Bryan, III, d/b/a
Bryan Homes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, W. Allen Bryan, d/b/a Bryan Homes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15TH day of April, 2002.

Notary Public

My commission expires: 5/29/05

TONI L. BUGGS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Lot 104, Phase One, Cleveland Hall Subdivision, as shown on the Plat of Record in Book 11700, page 51, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James K. Hitchman and wife, Kathryn Hitchman by deed of record in Instrument No. [illegible] Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Allen Bryan, III d/b/a Bryan Homes by deed of record in Instrument No. 20010131-0009361, Register's Office for Davidson County, Tennessee.