FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 20 02

Notary Public

MY COMMISSION EXPIRES: ~~March 29, 2003~~ 1/31/04
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip E. Moody, Jr. (NAME)	Bank of America, N.A. (NAME)	MAP 188
Tract 2, Battle Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 35
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald R. Clemons and Houston E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip E. Moody, Jr. and Mary L. Thompson as joint tenants with right of surivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract of land located in Davidson County, Tennessee, described as follows, to wit:

BEGINNING at an iron rod in the easterly margin of Battle Road, said point being 2450 feet more or less south of the intersection of Caruthers Road and being the northwest corner of the property herein described. Thence, leaving said road, S 78 deg. 49 min. 57 sec. E, a distance of 601.95 feet to an iron rod; thence S 11 deg. 07 min. 12 sec. W, a distance of 480.00 feet to an iron rod; thence N 65 deg. 16 min. 20 sec. W, a distance of 548.45 feet to an iron rod in the easterly margin of Caruthers Road; thence N 00 deg. 47 min. 44 sec. E, a distance of 179.35 feet to an iron rod; thence, N 00 deg. 44 min. 17 sec. W, a distance of 178.83 feet to the point of beginning, according to survey by Allen R. Trumbo, Jr., Land Surveying Consultants, 202 Jefferson Pike, Smyrna, TN 37167, License #1127, dated February 6, 2002, containing 5.35 acres of land, more or less.

Being part of the same property conveyed to Donald R. Clemons and Houston E. Hill by Quitclaim Deed from Gerald W. Kaye, married, of record in Instrument 20020411-0044762, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and paid by the Grantors.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tract 2, Battle Road, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our 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 our hand S this 3rd day of May, 20 02

Donald R. Clemons by Houston E. Hill P.O.A.
Donald R. Clemons

Houston E. Hill
Houston E. Hill

Davidson County DEEDWARR
Recvd: 05/08/02 11:00 2pgs
Fees:13.00 Taxes:314.50

20020508-0056738

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Houston E. Hill, 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 on behalf of Donald R. Clemons as his Attorney in Fact as the free act and deed of the within named Donald R. Clemons.
Witness my hand and official seal at Nashville, Tennessee the 3rd day of May, 2002.

My Commission Expires: ~~3/29/03~~ 1/31/04

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston E. Hill, 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 and official seal at Nashville, Tennessee, this 3rd day of May, 2002.

My Commission Expires: 1/31/04

This conveyance is subject to Restrictive Covenants of record in Instrument 20020508 0056137, Register's Office for said County.

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.