SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of May, 2002.

Notary Public

My Commission Expires:_____

RUSSELL JOHN MCCANN NOTARY PUBLIC MY COMMISSION EXPIRES ... 2006 WILLIAMSON COUNTY, TENNESSEE

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: 05/17/02 15:18 2pgs
Fees:13.00 Taxes:595.70
20020517-0060923

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lynn N. Hitner
213 Glenstone Circle
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
171-020-A-102.00 CO

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, **Sandra B. Greenwood, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Lynn N. Hitner, unmarried** 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 in Davidson County, Tennessee, being Unit No. 102 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, Page 4 and amended in Book 6900, Page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William F. Greenwood, Jr. (now deceased) and wife, Sandra B. Greenwood by deed from Ame Ruth Arlt of record in Book 10070, Page 115, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plan of Brentwood Villa, Phase 3-B, of record in Plat Book 6900, page 4 and Book 6900, Page 329, Register's Office for Davidson County, Tennessee.

Easement for water mains of record in Book 5155, page 164, Register's Office of said County.

Easement of Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office of said County.

Conveyence of Common Area of record in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802, and Book 8128, Page 17, said Register's Office.

HOA Charter in book 6936, page 895; and Book 7998, Page 249, Register's Office of said County.

Master Deed of record in Book 6923, page 943; Book 7035, page 115; Book 7101, page 730; Book 7143, page 18; Book 7266, page 84; Book 7423, page 574, Register's Office of said County.

By-Laws of record in Book 7423, page 567; Book 6923, page 986 and Book 8074, page 564, Register's Office of Davidson County.

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

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

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

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 213 Glenstone Circle, Brentwood, Tennessee 37027.

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 14th day of May, 2002.

Sandra B. Greenwood

Sandra B. Greenwood

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 Sandra B. Greenwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2002.

RUSSELL JOHN McCALL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

05226-BP