THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 344,000.00

Affiant

Davidson County DEEDWARR
Recvd: 05/28/02 10:06 2pgs
Fees:13.00 Taxes:1272.80
20020528-0064069

Subscribed and sworn to before me, this 23rd day of May, 2002

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEVEN GREGG HUBBARD 1807 Cedar Lane Nashville, Tennessee 37212	SAME	MAP 117-4 PARCEL 324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY FOUR THOUSAND AND NO/100---------- ($ 344,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , ERIC L. WYSE AND WIFE, DAWN RODGERS WYSE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVEN GREGG HUBBARD hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 1 on the Plan of A.B. Montgomery Lands as of record in Plat Book 1, page 22, Chancery Court of Nashville, described according to a copy of a survey thereof made July 1939, by Blanchard and Parrish, Engineers, as follows:

BEGINNING at a stake in the southerly margin of Cedar Lane at a point 575.99 feet east of the southeast intersection of said Cedar Lane and Battery Place, extended; thence southerly 160.0 feet, more or less, to a stake in the northerly margin of a 15 foot alley which point is 608.0 feet east of the northeast intersection of said alley and Battery Place, extended; thence easterly along the northerly margin of said alley 87.0 feet to an iron pin at the southwest corner of Lot No. 72 on the map of Belmont Terrace Plan of Lots; thence northerly along the westerly line of said Lot No. 72, 160.0 feet to an iron pin in the southerly margin of Cedar Lane; thence with the margin of the same westerly 75.0 feet to the point of beginning.

BEING the same property conveyed to Eric L. Wyse and wife, Dawn Rodgers Wyse, by Quitclaim Deed from Auborn L. Hager, III, Trustee, of record in Book 8670, page 738, Register's Office for Davidson County, Tennessee.

This is improved property known as 1807 Cedar Lane, Nashville, Tennessee 37212

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 and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of A.B. Montgomery Lands of record in Book 1, page 22, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of May, 2002.

ERIC L. WYSE

DAWN RODGERS WYSE

BY: Eric L. Wyse, Attorney in Fact

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 Eric L. Wyse, the bargainor___, 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 this 23rd day of May, 2002.

My Commission Expires: 10/12/05

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ 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 this _____ day of _____.

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, ERIC L. WYSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAWN RODGERS WYSE, and acknowledged that he executed the same as the free act and deed of the said DAWN RODGERS WYSE.

WITNESS my hand and seal this 23rd day of May, 2002.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee