Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020137

Davidson County DEEDWARR
Recvd: 06/03/02 11:05 3pgs
Fees:18.00 Taxes:697.45
20020603-0066613

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald J. Conard and wife, Fran L. Conard, as tenants by** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Hiriam O. Gates Patricia E. Gates** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of May, 2002.

Donald J. Conard

Donald J. Conard

Fran L. Conard

Fran L. Conard, as tenants by

by Joe Conard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Donald J. Conard ~~and wife, Fran L. Conard, as tenants by~~** ** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

** and Fran L. Conard by Joe Conard as attorney in fact

WITNESS my hand and official seal, this 28th day of May, 2002

Notary Public

My Commission Expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $188,500.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of May, 2002.

Notary Public

My Commission Expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

MAP AND PARCEL NUMBERS: 98-13-0-A 48.00C0

ADDRESS NEW OWNER:
4744 Cape Hope Pass
Hemitage, TN 37076

SEND TAX BILLS TO THE SAME ADDRESS

EXHIBIT "A"

Land in the Second Civil District of Davidson County, Tennessee and being Lot No. 48 on the Plan of New Hope Point, Phase One, Section Two, as of record in Book 9700, Page 431, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald J. Conard and wife, Fran L. Conard, as tenants by the entireties with rights of survivorship from Fran Wikstrom, now known as Fran L. Conard, by Quitclaim Deed dated 8-27-01 and recorded 8-29-01 in Instrument No. 20010829-0093669, also acquired by Fran Wikstrom from Donald J. Conard by Quitclaim Deed dated 4-13-00 and recorded 4-13-00 in Instrument No. 200004130037314 and acquired by Joe Conard, an unmarried person and Fran L. Wikstrom, unmarried person as joint tenants with right of survivorship by Deed dated 3-8-00 and recorded 3-9-00 in Instrument No. 200003090024229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 10535, Page 110 and all matters of record on plat in Plat Book 9700, Page 431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).