**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of May, 2002.

Notary Public

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 8/27/05

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/04/02 14:02 2pgs
Fees:13.00 Taxes:706.70
20020604-0067615

ADDRESS NEW OWNER(S) AS FOLLOWS:
Oak Hill Builders, Inc.
4121 Crestridge Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 132-5-32

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, **Joseph T. Hatch, Jr. and wife, Deborah Hatch** hereinafter referred to as Grantors, hereby transfers and conveys to **Oak Hill Builders, Inc.** 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 Lot No. 52 on the Plan of Brookhaven Estates, of record in Book 1835, page 49, 50, and 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 53, which is a corner lot, fronts 114.54 feet on the northerly margin of Crestridge Drive and fronts 201.53 feet on the easterly margin of Bates Drive, said frontages being joined by a curve having a length of 37.05 feet, and extends back 158.9 feet on the northerly line and 265.5 feet on the easterly line to a point of intersection.

Being the same property conveyed to Joseph T. Hatch, Jr. and wife, Deborah Hatch by Warranty Deed from Theresa Diane Lawson, unmarried, of record in Book 6391, Page 405, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 1835, Page 49-51, Register's Office for Davidson County, Tennessee.

3. Attached restrictions of record in Book 1969, Page 609, Register's Office for Davidson County, Tennessee

4. The survey of John H. Kohl, III, dated January 13, 1982, discloses the neighbor's asphalt drive encroaching over the easterly line of subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 4121 Crestridge Drive, Nashville, Tennessee 37204.

**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 30th day of May, 2002.

**Joseph T. Hatch, Jr.**

**Deborah Hatch**

**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 Joseph T. Hatch, Jr. and wife, and Deborah Hatch, 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 30th day of May, 2002.

Notary Public

My Commission Expires: 3/27/05

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

05351-SH