PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **June, 2002, by and between MALINDA MASON, AN UNMARRIED WOMAN, hereinafter called Grantor, and MASON N. FONTANA, AN UNMARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MALINDA MASON, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto MASON N. FONTANA, AN UNMARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3013 LAKELAND DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Malinda Mason

MALINDA MASON
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/18/02 14:38 3pgs
Fees:18.00 Taxes:407.00

20020618-0073745

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MALINDA MASON, AN UNMARRIED WOMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of June, 2002.

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of Property Owner:

MASON N. FONTANA, AN UNMARRIED MAN

3013 LAKELAND DRIVE
NASHVILLE, TN 37214

Property Address:

3013 LAKELAND DRIVE
NASHVILLE, TN 37214

Person Responsible for Taxes:

First Bank, Inc.
1930 Bishops Lane, Ste 102
Louisville, Ky 40218

Map & Parcel #: MAP 96-14, PARCEL 209

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **7th** day of **June, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 904 on the Plan of Cloverhill, Section No. XI, of record in Book 2663, page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to MALINDA MASON, AN UNMARRIED WOMAN, by Warranty Deed from ANDREW M. CUOMO, SECRETARY OF HUD, of record in Book 11477, page 661, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 96-14, PARCEL 209).

2. All matters as set forth on the Plan of Clover Hill, Section XI, of record in Plat Book 2663, page 26, said Register's Office, which plan includes a 30-foot minimum building setback line from Lakeland Drive; and a 10-foot public utility and drainage easement along the rear lot line.

3. Restrictive Covenants recorded in Deed Book 2145, Page 262, and Deed Book 2746, page 207, Register's Office for DAVIDSON County, Tennessee.

4. Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville and Davidson COunty, Tennessee, of record in Book 4772, page 699, said Register's Office.