02IN01583 RETURN TO: NATIONS TITLE AGENCY, INC. 5214 MARYLAND WAY, STE 208 BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B;** **First Title & Escrow Co., Inc.** **FTEC File No. 19106**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $166,500.00. Lynn M. Peithman Affiant Subscribed and sworn to before me, this 12th day of JUNE, 2002. Notary Public My Commission Expires: JAN. 25, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lynn M. Peithman 601 Old Hickory Boulevard, #17 Brentwood, TN 37027	Same	MAP 171-3-B PAR 211.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRUCE L. RADI, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LYNN M. PEITHMAN* ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried,

This is improved property located at 601 Old Hickory Boulevard, #17, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of JUNE, 2002.

BRUCE L. RADI

Davidson County DEEDWARR
Recvd: 06/18/02 15:07 2pgs
Fees:13.00 Taxes:616.05
20020618-0073783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BRUCE L. RADI, 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, at office, this 6th day of JUNE, 2002.

Notary Public

My Commission Expires: 11-29-03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

02IN01583
BOX 398

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Phase Two, Section Six, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, pages 953 and 954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bruce L. Radi, an unmarried man, by deed of record in Book 11760, page 68, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7798, page 843, Book 8920, page 65, amended in Book 9860, page 840, Book 10126, page 435, as amended in Book 10224, page 683, corrected in Book 10275, page 959, Book 11550, page 531; (3) Easements of record in Book 7358, page 643, Book 7993, page 269, Book 9607, page 431, Book 7851, page 712 and Book 10012, page 756; and (4) All matters appearing on the Plan of record in Plat Book 9700, pages 953 and 954, said Register's Office.