This Instrument Prepared By:

BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 06/20/02 14:39 2pgs
Fees:13.00 Taxes:434.38
20020620-0074740

ADDRESS NEW OWNER:
Sam R. and Pauline S. Mean
824 Stone Hedge Ct
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Coldwell Banker Mortgage
3000 Leadenhall Road
Mt. Laurel, NJ 08054

MAP **053-16-0**
GROUP
PARCEL **257.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kati McLean** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Sam R. Mean and wife, Pauline S. Mean**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 38, on the Plan of Stone Hedge, Section 3, as shown by plat of record in Plat Book 9700, Page 219, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kati McLean by deed from Secretary of Housing and Urban Development dated January 31, 2002, of record in Instrument No. 20020204-0015079, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 9700, page 219, said Register's Office.

4. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

5. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

Property was used for investment purposes only by "GRANTOR", not marital property.

This is improved property known as 824 Stone Hedge Ct, Old Hickory, Tennessee 37138.

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,

GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 19th day of June, 2002.

Kati McLean by Steven G. Laviola

Kati McLean, by Steven G. Laviola, as attorney-in-fact ATTY IN FACT

State of Tennessee
County of Davidson

On this 19th day of June, 2002, before me, a notary public, of the State and County aforesaid, personally appeared **Steve G. Laviola,** with whom I am personally acquainted, and who, upon oath, acknowledged to be the Attorney in Fact for the within named bargainor **KATI MCLEAN** and that Steve Laviola as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the **KATI MCLEAN,** himself, as Attorney in fact.

Witness my hand and official seal this the 19th day of June, 2002.

Notary Public

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $117,400.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003