RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 07/01/02 12:52 3pgs
Fees:18.00 Taxes:869.50
20020701-0078752

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Scott A. Hirth **4733 Potomac Lane** **Brentwood, Tennessee 37027**	Union Planters Bank P.O. Box 2127 Memphis, TN 38101	**Map and Parcel** **171-030-A 100.00 CO**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Sworn to and subscribed before me this 24th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CECIL DOUGLAS JOHNS and wife, YVONNE YVETTE JOHNS, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SCOTT A. HIRTH, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 205 on the Plan of Section Four, Fredericksburg, of record in Book 7900, page 509 and Book 7900, page 749, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to in Cecil Douglas Johns and wife, Yvonne Yvette Johns by warranty deed from Radnor Homes, Inc., of record in Book 10080, page 208, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2002 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 171-030 A 100.00 CO.

2. All matters appearing on the Plan of Section Four, Fredericksburg, of record in Book 7900, page 509 and Book 7900, page 749, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 8920, page 65, as amended in Book 10694, page 541, Book 9500, page 393, Book 7798, page 843 and Book 9860, page 840, Register's Office for Davidson County, Tennessee.

4. Bylaws of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 45, as amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.

5. Easement of sanitary sewers and/or storm drainage of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.

7. Corporation Charter of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.

8. Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 9443, page 538 and Book 7900, page 807, Register's Office for Davidson County, Tennessee.

9. Deeds of conveyance of record in Book 9698, page 81 and Book 9698, page 124, Register's Office for Davidson County, Tennessee.

10. The mortgage loan inspection of John Kohl & Company, P.C., dated May 30, 1996 shows the concrete drive crossing over the 15 foot public utility easement along the front lot line; Neighbor's drive is over onto subject lot along the northerly lot line.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 4733 Potomac Lane, Brentwood, Tennessee 37027.

WITNESS our hands this 28th day of June, 2002 in Franklin, Tennessee.

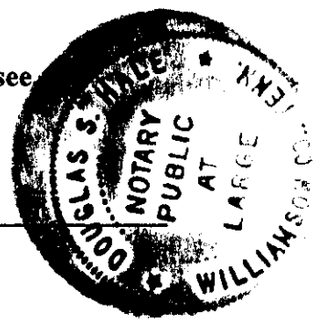
Cecil Douglas Johns

Yvonne Yvette Johns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Cecil Douglas Johns and wife, Yvonne Yvette Johns, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25 day of June, 2002, in Franklin, Tennessee.



Notary Public

My Commission Expires: 2/5/06