THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** File Box 9B First Title and Escrow Company, Inc. #19185	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $587,000.00. Edwin Anthony Heard III Affiant Subscribed and sworn to before me, this 1st day of July, 2002. Notary Public My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 07/03/02 10:21 2pgs
Fees:13.00 Taxes:2171.90

20020703-0080053

WARRANTY DEED

Address New Owner: Mr. & Mrs. Edwin Anthony Heard, III 5829 Beauregard Nashville, TN 37215	**Send Tax Bills To:** BANK ONE, N.A. 10300 KINKAID DR., STE IN1-9032 FISHERS, IN 46038	**Tax Information:** MAP 145-9 PAR 34 FB FH 20671

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, DOUGLAS B. CHAPPELL AND WIFE, ERICA ROBERTS CHAPPELL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EDWIN ANTHONY HEARD, III AND WIFE, MARGARET W. HEARD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5829 BEAUREGARD, NASHVILLE, TENNESSEE 37215.

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 1st day of July, 2002.

DOUGLAS B. CHAPPELL

Erica Roberts Chappell
ERICA ROBERTS CHAPPELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DOUGLAS B. CHAPPELL AND WIFE, ERICA ROBERTS CHAPPELL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2002.

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

My Commission Expires: _____

Notary Public

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Tyne Valley Estates Section 3, as of record in Plat Book 3500, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas B. Chappell and spouse, Erica Roberts Chappell by deed from Randolph S. Dozier and spouse, Julia D. Dozier of record in Book 11331, page 891, said Register's Office.

Together with driveway easement shown in Warranty Deed of record in Book 11331, page 891, 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) Easements of record in Book 11331, page 891; and (3) All matters appearing on the Plan of record in Plat Book 3500, page 9, said Register's Office.