This Instrument Prepared By:
Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Jason Wade Kanipe 124 Acklen Park Drive Nashville, Tennessee 37203	U.S. Bank N.A. 4801 Frederica Street Owensboro, KY 42301	104-02-0-H 002.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,500.00.

AFFIANT

Sworn to and subscribed before me
this 1st day of July, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
MY COMM. EXP. MAY 2, 2005
WILLIAMSON CO. TENNESSEE

My Commission Expires: 05/04/05

Davidson County DEEDWARR
Recvd: 07/05/02 08:21 2pgs
Fees:13.00 Taxes:501.35
20020705-0080727

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, **JOHN MATTHEW HARDIN, unmarried,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **JASON WADE KANIPE, 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, Tennessee, being Unit No. 2 on the Plan of West Park Place, a Condominium Development, of record in Book 6900, page 202, Register's Office for Davidson County, Tennessee, together with all rights, benefits, responsibilities, and a proportionate share in the West Park Place Condominium Homeowners Association, Inc., as set out in the Master Deed and By-Laws of record in Book 7120, page 792, as amended in Book 7276, page 824, said Register's Office.

Being the same property conveyed to John Matthew Hardin, unmarried, by Warranty Deed from Christina N. Fitch and husband, John Fitch, of record in Book 11544, page 881, 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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has 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 GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 104-02-0-H 002.00 CO.

2. All matters appearing on the Final Plat of West Park Place (A Condominium Development) of record in Book 6900, page 202, Register's Office for Davidson County, Tennessee.

3. Master Deed for West Park Place, a Condominium Development, of record in Book 7120, page 792, as amended in Book 7276, page 824, Register's Office for Davidson County, Tennessee.

4. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTOR DOES FURTHER covenant and bind himself, his 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 124 Acklen Park Drive, Nashville, Tennessee 37203.

WITNESS our hands this 1st day of July, 2002 in Franklin, Tennessee.

John Matthew Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, John Matthew Hardin, the within named bargainors with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of July, 2002, in Franklin, Tennessee.

Notary Public

ARLENDA FRANKS KYLE NOTARY PUBLIC AT LARGE EXP MAY 2, 2005 TENNESSEE

My Commission Expires: 05/02/05