THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19022**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Affiant Subscribed and sworn to before me, this 3rd day of JULY, 2002. Notary Public My Commission Expires: 4/12/05

Davidson County DEEDWARR
Recvd: 07/05/02 08:30 2pgs
Fees:13.00 Taxes:2664.00

20020705-0080739

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Christopher F. Hardy Ms. Susan Wente-Hardy 2814 Hillside Drive Nashville, TN 37212	Legends Mortgage, Inc. 1143 Columbia Avenue, C-11 Franklin, TN 37064	MAP 104-10 PARCELS 210 AND 211 FB 24W 4426 AND FB 24W 4428

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, JAMES V. STAROS AND WIFE, ALICE C. HARRIS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER F. HARDY AND WIFE, SUSAN R. WENTE-HARDY ("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 2814 and 2816 Hillside Drive, Nashville, Tennessee 37212.

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 3rd day of JULY, 2002.

JAMES V. STAROS

ALICE C. HARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES V. STAROS AND WIFE, ALICE C. HARRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of JULY, 2002.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8, Block 6 on the Plan of Fairfax Place, as of record in Plat Book 547, pages 137 and 138, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James V. Staros and wife, Alice C. Harris by deed from Ethel Matlock Hamilton of record in Book 6536, page 112, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, pages 137 and 138, said Register's Office.