THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19246**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $268,000.00. Affiant Subscribed and sworn to before me this 22nd day of JULY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 07/24/02 13:18 3pgs
Fees:18.00 Taxes:991.60
20020724-0088907

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Douglas A. Winnett 3540 Pleasant Valley Road Nashville, TN 37204	Central Carolina Bank P.O. Box 3660 Durham, NC 27702	MAP 118-14 PAR 135 FB OH 6464

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, GEORGE ZORN, III AND WIFE, JENNIFER ZORN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DOUGLAS A. WINNETT ("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 3540 Pleasant Valley Road, Nashville, Tennessee 37204.

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 22nd day of JULY, 2002.

George Zorn III by Jennifer Zorn attorney in fact
GEORGE ZORN, III, BY: JENNIFER ZORN, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Jennifer Zorn
JENNIFER ZORN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JENNIFER ZORN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of JULY, 2002.

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

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER ZORN with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said GEORGE ZORN, III and is authorized by the said GEORGE ZORN, III to execute this instrument on HIS behalf.

Witness my hand, at Office, this 22nd of JULY, 2002.

My commission expires:

_____

Notary Public

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

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Longview Manor Sections One and Two, as of record in Plat Book 1424, page 127, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George Zorn, III and wife, Jennifer Zorn by deed from Hamilton Scott Barker and wife, Margaret K. Barker of record in Book 10881, page 14, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1734, page 140; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 127, said Register's Office.