RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $489,000.00

James C Hearn Marsha Davis Hearn
Affiant By James C Hearn as attorney in fact

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF JULY, 2002.

Kimberly A. Peebles
NOTARY PUBLIC

OFFICIAL SEAL
Kimberly A. Peebles
Notary Public
Davidson Co., Tennessee
My Commission Expires July 24, 2004

Davidson County DEEDWARR
Recvd: 07/29/02 15:03 2pgs
Fees:13.00 Taxes:1809.30
20020729-0090726

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18547SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James C. Hearn, Jr. Marsha Davis Hearn 1965 Edenbridge Way Nashville, TN 37215	SAME	159-1-13

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dwight P. Wiles and wife, Diana B. Johnson**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **James C. Hearn, Jr. and wife, Marsha Davis Hearn,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Hound's Run, a Planned Unit Development, as of record in Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dwight P. Wiles and Diana B. Johnson, husband and wife, by deed from Donald L. Kamerer, unmarried, as to an undivided 29.35 percent interest, and Robin Roper, unmarried, as to an undivided 70.65 percent interest, of record in Book 11005, page 902, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee; and
4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Hound's Run, of record in Book 7079, page 995, as amended in Book 7238, page 736, and the By-Laws appended thereto, of record in Book 7080, page 8, Register's Office for Davidson County, Tennessee; and
5. Charter of Hound's Run Homeowners Association of record in Book 7253, page 992, Register's Office for Davidson County, Tennessee; and

This property is also known as improved property located at 1965 Edenbridge Way, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 26 day of July, 2002.

Dwight P. Wiles by Martha Ballard AIF
Dwight P. Wiles by Martha Ballard
As Attorney-In-Fact

Diana B Johnson by Martha Ballard AIF
Diana B. Johnson by Martha Ballard
As Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 26, 2002, before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Martha Ballard 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 on behalf of DWIGHT P. WILES AND DIANA B. JOHNSON as their Attorney-in-Fact, as the free act and deed of the within named DWIGHT P. WILES AND DIANA B. JOHNSON.

Witness my hand and official seal this 26 day of July, 2002.

NOTARY PUBLIC