Return To:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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W & I Ref:(SK) Title No: 43622
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/02/02 10:04 2pgs
Fees:13.00 Taxes:666.00
20020802-0092720

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Aaron F. Hayek 5048 Ragland Drive Nashville, Tennessee 37220	

TAX MAP-PARCEL NUMBERS: 146-10-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey L. Fowler and spouse, Kristen A. Fowler**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron F. Hayek** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Ragland Estates of record in Book 2663, page 104, Register's Office, Davidson County, Tennessee.

BEGINNING on the southeasterly margin of Ragland Drive at the corner of Lots Nos. 24 and 25; thence with the line between said two lots southeasterly 172.8 feet; thence south 12 deg. 37' west 260.1 feet to the northerly margin of Hogan Road; thence with the same north 84 deg. 28 ' west 134 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.3 feet to the southeasterly margin of Ragland Drive; thence with the same northerly 255.9 feet to the beginning.

BEING the same property conveyed to Jeffrey L. Fowler and wife, Kristen A. Fowler by deed from Gerald Gibson, Jr. and Suzanne Gibson Stewart, f/k/a Suzanne Gibson of record in instrument no. 20000905-0087300, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 104, said Register's Office, which Plan shows a 75 foot minimum building setback line from Ragland Drive and a 37.5 foot building setback line from Hogan Road and a 10 foot easement for public utility purposes along the easterly line; Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7693, page 619, said Register's Office.

This is improved property, known as: 5048 Ragland, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2002.

Jeffrey L. Fowler

Kristen A. Fowler

State of TENNESSEE

County of DAVIDSON

On this 29th day of July, 2002 , before me the undersigned authority, personally appeared Jeffrey L. Fowler and Kristen A. Fowler , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2002

Notary Public

My Commission Expires: 10-29-2003

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.