THIS INSTRUMENT PREPARED BY
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790-2951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $205,500.00.

Affiant

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

Notary Public

My Commission Expires: 3/25/06

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Duncanwood Partners, a Tennessee General Partnership	1138 Duncanwood Drive	Owner	131-04-0
1138 Duncanwood Drive	Nashville, TN 37204		241.00
Nashville, TN 37204			16da 38638

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand Five Hundred and 00/100 Dollars ($205,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **DAVID S. NEWMAN, an unmarried man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **DUNCANWOOD PARTNERS, a Tennessee General partnership,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Duncanwood, of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 42 fronts 144.7 feet on the broken northeasterly margin of Duncanwood Drive and extends back 143.3 feet on the northeasterly line, 196.4 feet on the easterly line to a dead line in the rear, measuring 90 feet thereon.
>
> BEING the same property conveyed to David S. Newman, unmarried, by Warranty Deed dated September 30, 1997 from Raymond M. Meador, Jr., unmarried, of record in Book 10627, Page 470, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and

Davidson County DEEDWARR
Recvd: 08/06/02 15:07 2pgs
Fees:13.00 Taxes:760.35
20020806-0094667

possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2002 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, all existing highway, roadway, and utility easements which lie on the premises, and the Plan of Duncanwood of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of August, 2002.

DAVID S. NEWMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles E. Morton III, the undersigned, a Notary Public, in and for said State and County, **DAVID S. NEWMAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 1 day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON, IV • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TN