STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of August, 2002.

Notary Public

My Commission Expires: 11/22/05

NOTARY PUBLIC LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/08/02 11:40 2pgs
Fees:13.00 Taxes:732.60

20020808-0095750

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paul Gravette and Leigh Ann Birchfield
546 Belair Way
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 131-060-D-546.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward J. Cowell, Jr. and wife, Sabrina M. Cowell**, hereinafter referred to as Grantors, hereby transfers and conveys to **Paul Gravette, unmarried, and Leigh Ann Birchfield, unmarried**, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 546 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, of record in Book 6250, page 284, as revised in Book 6250, page 649, and as further set out in the Master Deed shown as Exhibit "A" in Book 6690, page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward J. Cowell, Jr. and Sabrina M. Cowell by Deed from Trish A. Townsend of record at Instrument #2001 070600 72363, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 284 and Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6690, page 70; Book 6739, page 701; Book 6824, page 298; Book 6962, page 325; Book 6890, page 963; Book 6903, page 351; Book 6911, page 827; Book

9398, page 43; and Instrument #2001 062700 68123, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6665, page 18 and Book 6921, page 220, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 546 Belair Way, Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, 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 my hand this 5th day of August, 2002.

Edward J. Cowell, Jr.

Sabrina M. Cowell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward J. Cowell, Jr. and Sabrina M. Cowell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE