STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Janice Collins
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of August, 2002.

Curletha D. Richards
Notary Public

CURLETHA D. RICHARDS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN

My Commission Expires: 10-25-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/20/02 13:14 2pgs
Fees:13.00 Taxes:640.10
20020820-0100579

ADDRESS NEW OWNER(S) AS FOLLOWS:
James B. Hanchey and Jennifer B. Hanchey
4817 Timberhill Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 146-4-146

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, **John Patrick McKennon and wife, and Kathryn C. McKennon,** hereinafter referred to as Grantors, hereby transfer and convey to **James B. Hanchey and wife, Jennifer B. Hanchey,** 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 Lot No. 13 on the plan of Section II, Elysian Meadows, of record in Book 2663, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 100 feet on the westerly margin of Timberhill Drive and extends back 264.6 feet on the northwesterly line and 305.3 feet on the southeasterly line to a dead line in the rear, measuring 109 feet thereon.

Being the same property conveyed to John Patrick McKennon, unmarried by Deed from Richard M. Repath and wife, Traci A. Repath, of record in Book 10181, Page 832, and further conveyed to John Patrick McKennon, and wife, Kathryn C. McKennon by Quitclaim Deed from John Patrick McKennon, of record in Instrument No. 20011212-0137055, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 2859, Page 403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record , including items set out on any applicable plat of record.

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 4817 Timberhill Drive, Nashville, Tennessee 37211.

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 15th day of August, 2002.

X _____
John Patrick McKennon

X _____
Kathryn C. McKennon

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 John Patrick McKennon and wife, and Kathryn C. McKennon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2002.

_____
Notary Public

3/27/05
My Commission Expires