FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/02 09:51 3pgs
Fees:18.00 Taxes:276.39
20020904-0106387

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Hafner (NAME)	Columbia National Incorporated (NAME)	MAP 135
2247 Smith Springs Road (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 353
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Shannon Audra Schrieber, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Hafner and wife, Marjorie A. Hafner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1 of the P.M. Corbet Property, not of record, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the southerly margin of Smith Springs Road, said monument being the common front corner of Lots 1 and 2; thence with a line between said two lots, South 00 degrees 25' East 391.19 feet to an iron pin being the common rear corner of Lots 1 and 2; thence North 87 degrees 15' West 69.97 feet to an iron pin; thence North 00 degrees 25' West 391.74 feet to a concrete monument in the southerly margin of Smith Springs Road, Southerly 86 degrees 48' East 70.00 feet to the point of beginning.

INCLUDED in the above described property but excepting therefrom the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Gungor Eryasa, of record in Book 8353, Page 305, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Eryasa and George W. Jewell, said point begin 19 feet south of centerline survey station 41+54 and proceeding as follows:

1. Southwardly with the common line of Eryasa and Jewel a distance of 6 feet

CONTINUED

unimproved ( )
This is improved (X property, known as 2247 Smith Springs Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 29th day of August, 20 02

Shannon Audra Schrieber

Shannon Audra Schrieber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Audra Schrieber, unmarried

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August 20 02.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION FILE BOX 45

to the new right-of-way line of Smith Springs Road; thence;

2. Westwardly with a line 25 feet south of and parallel to the centerline and a 3293.32 foot radius curve to the right a distance of 78 feet to a point on the common line of Eryasa and Donald W. Stephenson; thence;

3. Northwardly with the line between Eryasa and Stephenson a distance of 6 feet to a point on the existing south right-of-way line of Smith Springs Road that is 19 feet south of centerline survey station 40+74; thence,

4. Eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 78 feet to the point of beginning, and containing 470 square feet or 0.01 acres, more or less.

BEING the same property conveyed to Shannon Audra Schrieber, unmarried, by deed from Bunyan L. Rudd and wife, Charlotte Rudd, of record in Book 10259, Page 605, (and re-recorded in Book 10388, Page 91), Register's Office for said County.