State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $125,700.00

Affiant

Subscribed and sworn before me this the 26th day of August, 2002.

My Commission Expires: 3/25/06

Notary Public

Davidson County DEEDWARR
Recvd: 09/05/02 12:34 2pgs
Fees:13.00 Taxes:465.09
20020905-0107613

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner	Improved Property known as:	Send Tax Bills to:
James S. Stover, Jr. 712 Winchester Place Antioch, TN 37013	712 Winchester Place Antioch, Tennessee 37013	SunTrust Bank 201 Fourth Avenue Nashville, TN 37219

Mp and Parcel Number: Map 151-10-A Parcel 69

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID THEODORE METZNER, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JAMES S. STOVER, JR., UNMARRIED AND GEORGE E. STOVER, SR., MARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Hereinafter called the Grantee(s), their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot Number 286, Phase One, Villages of Long Hunter, a Planned Unit Development of record in Plat Instrument 20010123-0006895, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Theodore Metzner by Warranty Deed from Ole South Properties, Inc. of record in Instrument Number 20020312-0031071, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20020718-0086411, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8197, page 288; Book 9661, page 919; Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; Book 8358, page 91; 8358, page 94; Instrument Number 20000406-0088272; Instrument Number 20000103-00107415; Book 1115, page 302; Book 1107, page 457; and Instrument Number 20000906-0088271, Register's Office for Davidson County, Tennessee

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful clpims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 26th day of August, 2002.

DAVID THEODORE METZNER

STATE OF Mississippi

COUNTY OF Hinds

On this 26th day of August, 2002, before me personally appeared

DAVID THEODORE METZNER

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 12/13/02

Wanda M. Boyd
Notary Public

WANDA M. BOYD NOTARY PUBLIC HINDS COUNTY, MS