Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2020893

Davidson County DEEDWARR
Recvd: 09/06/02 15:51 3pgs
Fees:18.00 Taxes:888.00
20020906-0108525

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Lindsey** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Charles G. Blackard, III** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 3 day of September, 2002.

Nancy Lindsey
Nancy Lindsey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Nancy Lindsey** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 3 day of September, 2002

April C. Nichols
Notary Public

My Commission Expires: _____

APRIL C. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires JUN 21, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3 day of September, 2002.

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires JUN 21, 2003

MAP AND PARCEL NUMBERS: 172-01-0-A-76.00CO

ADDRESS NEW OWNER:
Charles G. Blackard, III
124 Chuzzlewit Down
Brentwood, TN 37027

SEND TAX BILLS TO THE SAME ADDRESS
SAME

Charles G. Blackard, III
P.O. Box 1027
Brwood TN 37027

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, TN, being Lot No. 76 on the Plan of Copperfield, Revised, of record in Book 6900, Pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Lindsey from Michael Danner by Quitclaim Deed dated August 28, 2002 and recorded _____ in Instrument #20020906 0108524 simultaneously herewith, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 7071, page 482 and Book 7208, page 889; and any and all matters of record on plat in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).