Box 14A

WARRANTY DEED

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 12-12-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIELLE HOVENIER (NAME)	New Owner (NAME)	Map 82-12
414 Brick Church Park Drive (ADDRESS)	(ADDRESS)	Parcel 341
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(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, THOMAS R. CLAUNCH AND MICHAEL J. PENTECOST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIELLE HOVENIER

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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Being part of the same property conveyed to T. Edward Harrison, a 51% undivided interest, Thomas R. Claunch, a 35% undivided interest, and Michael J. Pentecost, a 14% undivided interest, by Installment Deed from Rufus M. Webb and Dee A. Webb of record in Book 6571, Page 319, Register's Office for Davidson County, Tennessee. T. Edward Harrison and wife, Shirley Jo Anne Harrison conveyed his 51% undivided interest to Thomas R. Claunch, a 25-1/2% undivided interest and to Michael J. Pentecost, a 25-1/2% undivided interest by Deed of record in Book 7555, Page 828, said Register's Office. Thereby giving Thomas R. Claunch a 60-1/2% undivided interest and Michael J. Pentecost a 39-1/2% interest in said property, as to Tract I. Rufus M. Webb and Dee Ann Caskey conveyed their interest in the property to Thomas R. Claunch, as to an undivided 60.50% interest and Michael J. Pentecost, as to an undivided 39.50% interest by Quitclaim Deed of record in Instrument No. 20020826-0103010, Register's Office for Davidson County, Tennessee, as to Tract II.

unimproved ( )
This is improved (X) property, known as 3 McFerrin Avenue, Nashville, TN 37206
(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 our hand s this 16th day of September, 2002

Thomas R. Claunch
THOMAS R. CLAUNCH

Michael J. Pentecost
MICHAEL J. PENTECOST

Davidson County DEEDWARR
Recvd: 09/17/02 08:55 3pgs
Fees:18.00 Taxes:921.30

20020917-0113001

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 THOMAS R. CLAUNCH AND MICHAEL J. PENTECOST

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 16th day of September, 2002.

Commission expires 4/10/05

Notary Public JOHN T. COOK

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, 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 _____, 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 _____.

My commission expires _____

Notary Public

EXHIBIT "A"

TRACT I:
LAND lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being a portion of Lot Nos. 11, 12 and 13 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence, with said easterly right of way, North 41° 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN, said chiseled "X" (old) being the point of beginning for the herein described tract; thence, leaving the common line of said properties, continuing with said easterly right of way, North 41° 47' 11" West, 99.09 feet to a p.k. nail (new) at the intersection of said easterly right of way and the southerly right of way of Alley No. 258 (a 16 foot right of way); thence, with said southerly right of way, North 64° 52' 35" East, 185.95 feet to a 5/8" iron rod (old) in the common corner of said Claunch and Pentecost property and the Robert V. B. Pounders, III and wife, C. D. Pounders and James V. Frame property of record in Book 10423, page 594, R.O.D.C., TN; thence, leaving said southerly right of way, with the common line of said Claunch and Pentecost property and said Pounders and Frame property, South 24° 00' 00" East 89.72 feet to a p.k. nail (new) at the northeast corner of Tract V of said DSS/ProDiesel, Inc. property; thence, leaving said common line, with the northerly line of said DSS/ProDiesel, Inc. property and a line severing said Claunch and Pentecost property, South 69° 09' 43" West 14.37 feet to a p.k. nail (new) at the northwest corner of Tract V in the common line of said Claunch and Pentecost property and the Rufus M. Webb and wife, Dee A. Webb property of record in Book 4772, page 605, R.O.D.C., TN; thence, leaving the northerly line of said DSS/ProDiesel, Inc. property, with common line of said Claunch and Pentecost property and said Webb property, North 34° 00' 44" West, 14.45 feet to a p.k. nail (new); thence, South 62° 04' 18" West, 41.91 feet to a p.k. nail (new); thence, South 29° 17' 41" East, 14.63 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property; thence, leaving said Webb property, with the common line of said Claunch and Pentecost property and said DSS/ProDiesel, Inc. property, South 62° 35' 18" West, 98.50 feet to the point of beginning and containing 15,103 square feet or 0.345 acres, more or less, according to a survey prepared by Ragan Smith Associates, Tennessee No. 2298, dated August 20, 2002.

Tract II:
Land lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Lot No. 12 on the Plan of Paynes Addition to Edgefield, of record in Book 21, page 70, Register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of MCFerrin Avenue (a 30 foot right of way); thence with said easterly right of way, North 41° 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN; thence, leaving said easterly right of way, with the common line of said Claunch and Pentecost property and said DSS/ProDiesel, Inc. property, North 62° 35' 18" East, 98.50 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property, said p.k. nail (new) being the Point of Beginning for the herein described tract; thence leaving said DSS/ProDiesel, Inc. property, with the common line of said Claunch and Pentecost property and said Webb property, North 29° 17' 41" West, 14.63 feet to a p.k. nail (new); thence, North 62° 04' 18" East, 41.91 feet to a p.k. nail (new); thence, South 34° 00' 44" East, 15.45 feet to a p.k. nail (new) at the northeast corner of Tract IV of said DSS/ProDiesel, Inc. property; thence, leaving the common line of said Claunch and Pentecost property and said Webb property, with the common line of said Webb property and said Tract IV, South 63° 02' 57" West, 43.20 feet to the Point of Beginning and containing 638 square feet or 0.015 acres, more or less, described according to a survey by Ragan Smith Associates, Tennessee No. 2298, dated August 20, 2002.