This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map 071-15, Group 0, Parcel 493.00

Davidson County DEEDWARR
Recvd: 10/28/02 08:21 2pgs
Fees:13.00 Taxes:425.50
20021028-0131319

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Billy E. Gann	SAME	Franklin National Bank
1301 Dickerson Road		
Nashville, TN 37207		

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHARLES J. RESHA, JR. and CHARLES J. RESHA, III, have bargained and sold and by these presents do transfer and convey unto BILLY E. GANN, his heirs and assigns forever, the following described property, to wit:

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

Being Lot No. 1 on the Plan of a Re-subdivision of Lot 1 of the Re-subdivision of the H.W. Chenoweth's Wildwood Addition, as of record in Book 4885, page 3, Register's Office for said County, described as follows:

Beginning on the easterly margin of Dickerson Pike at the corner of Lots Nos. 1 and 2; thence with the line between said two lots easterly 190.64 feet to the westerly margin of an alley; thence with said alley southerly 146 feet to the northerly margin of Douglas Avenue; thence with said Avenue westerly 170.72 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 40.61 feet to the easterly margin of Dickerson Pike; thence with the same northerly 130.40 feet to the beginning.

Included in the above excluded from is that portion thereof conveyed to Metropolitan Government of Nashville and Davidson County, by deed from Charles J. Resha, Jr. and Charles J. Resha, III of record in Book 8180, page 960, Register's Office for Davidson County, Tennessee.

Beginning at a point on the south boundary of Parcel 493 of Map 71-15 and at approximate Station 1+49.59 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue N 84 degrees 01' 57" W 86.74 feet to a point; thence with a curve to the right having a central angle of 93 degrees 16' 46" and a radius of 25.00 feet, 42.33 feet to a point; thence along a curve in a south easterly direction with a central angle of 92 degrees 57' 26" and a radius of 28.00 feet, 45.43 feet to a point; thence S 83 degrees 42' 37" E 60.05 feet to a point; thence S 78 degrees 31' 46" E 60.05 feet to a point; thence S 78 degrees 31' 46" E 24.69 feet to the point of beginning. Containing 287.86 square feet.

Being the same property conveyed to Charles T. Resha, Jr. and Charles J. Resha, III, by deed from J.O. Covington and wife, Wilma Jean Covington, of record in Book 4892, page 751, said Register's Office of Davidson County, Tennessee.

GRANTOR, NOR ANY MEMBER OF THEIR IMMEDIATE FAMILY HAVE OCCUPIED THE AFOREMENTIONED PROPERTY AS HOMESTEAD.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his, heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his, heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2002 Davidson County property taxes are a lien due and payable.

2. All matters as shown on the Plan of H.W. Cheoweth's Wildwood of record in Plat Book 4885, page 3, Register's Office of Davidson County, Tennessee.

3. Right-of-way easement of record in Book 8180, page 960, said Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 18th day of October, 2002.

CHARLES J. RESHA, JR.

CHARLES J. RESHA, III

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 CHARLES J. RESHA, JR. and CHARLES J. RESHA, III, the bargainors, 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 seal, at office, on this 18th day of October, 2002.

My Commission Expires:
1-19-05

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $115,000.00.

Affiant

Sworn to and subscribed before me on this the 18th day of October, 2002.

My Commission Expires:
1-19-05

Notary Public