WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Anita K. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

Davidson County DEEDWARR
Recvd: 11/20/02 08:23 2pgs
Fees:13.00 Taxes:1258.00

20021120-0143792

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Young	Chase Manhattan Mortgage Corporation	Map 113/Parcel 152.00
(NAME)	(NAME)	
7841 Old Charlotte Pike	5409 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Brentwood, TN 37027	
(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 Wayne Hess, and wife, Patricia F. Hess, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Young, and wife, Anita K. Young, 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:

A tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by Harry Greer and Associates, Tennessee Registered Land Surveyor, No. 211, File 242, dated April 17, 1978, as follows: BEGINNING at a point in the south margin of Old Charlotte Pike, being the northwest corner of the Wakefield property, and proceeding as follows: leaving said road South 02 deg. 22' West 314.87 feet to a point; thence 73 deg. 02' East, 107.56 feet to a point; thence North 72 deg. 53' East 250.52 feet to a point; thence North 72 deg. 56' East, 125.0 feet to a point; thence South 02 deg. 34' West 821.80 feet to a point; thence North 85 deg. 23' East, 1193.72 feet to a point; thence North 02 deg. 49' East, 613.75 feet to a point in said margin of Old Charlotte Pike; thence with said road, North 72 deg. 24' East, 65.0 feet; thence North 66 deg. 49' East, 171.36 feet to a point; thence North 69 deg. 12' East 257.62 feet; thence North 69 deg. 43' East, 305.40 feet to the beginning.

Being the same property conveyed to Thomas Wayne Hess and wife, Patricia F. Hess by deed of record in Book 5892, page 272, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract land.

This is improved property, known as 7841 Old Charlotte Pike, Nashville, TN 37209
(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 hands this 14th day of November, 2002.

Thomas Wayne Hess
Thomas Wayne Hess

Patricia F. Hess
Patricia F. Hess

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Thomas Wayne Hess, and wife, Patricia F. Hess the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 11/14/2002.

Commission expires: April 28, 2004

Larry D. Craig Notary Public

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My Commission Expires