STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of November, 2002.

Notary Public

My Commission Expires: 11.1105

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/20/02 09:42 2pgs
Fees:13.00 Taxes:188.70
20021120-0143905

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michele Johnson and Phillip Hart
2714 Penn Meade Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
Michele Johnson
3514 Hobson Pike
Hermitage, Tennessee 37076

MAP-PARCEL NUMBERS:
052-130-A-044.00co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randall Todd Smith and wife, Lori D. Smith** hereinafter referred to as Grantors, hereby transfers and conveys to **Michele Johnson, unmarried, and Phillip Hart, married,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 44 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase 1, of record in Book 6900, page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Randall Todd Smith and wife, Lori D. Smith by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 7721, page 96, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2714 Penn Meade Drive, Nashville, Tennessee 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 14th day of November, 2002.

Randall Todd Smith

Lori D. Smith

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 Randall Todd Smith and wife, Lori D. Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2002.

Notary Public

My Commission Expires: 11/27/06

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

06780-BP