This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 12/04/02 08:20 2pgs
Fees:13.00 Taxes:257.15
20021204-0148944

WARRANTY DEED

Address new owner as:
Billy R. Gross *et al*
2203 Elliott Drive
Old Hickory, TN 37138

Send tax bills to:
Same

Map-Parcel
Map 44-15
Par 8

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Arda Chance, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Billy R. Gross, Timothy B. Gross and Kenneth S. Gross, ("Grantees"), their heirs and assigns, certain real estate in the Fourth Civil District of Davidson County, Tennessee, described as follows:

> Being Lot No. 115, Section D, Village of Old Hickory, as shown on Plan record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.
>
> Being the same property conveyed to Arda Chance, by deed of record in Instrument Number 20010305-20566, Register's Office for Davidson County, Tennessee.

This is improved property known as 812 Bryan Street, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2002.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this 25th day of November 2002.

Arda Chance

ARDA CHANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arda Chance, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November 2002.

DENNIS WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $69,500.00.

Billy R. Inman

AFFIANT

Subscribed and sworn to before me, this 25th day of November 2002.

DENNIS WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires OCT. 25, 2003