Please return to
Weiss & Weiss Attorneys
761 old Hickory Blvd Ste 102
Brentwood, TN 37027

File Box 193

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of December, 2002.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/03

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peggy A. Kuhn
2616 South Highlands Drive
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 12/27/02 08:25 2pgs
Fees:13.00 Taxes:925.00
20021227-0159305

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
142 & 160-C-025.00CO

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, **Tony M. Reasons, II, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Peggy A. Kuhn, unmarried,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, State of Tennessee, being Lot No. 25 on the Plan of Devon Highlands, Phase II, a Planned Unit Development, of record in Book 7900, page 517, Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Tony M. Reasons, II by deed from Chandrakant M. Patel and wife, Bharti C. Patel of record at Instrument #2000 022200 17213, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 517, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8712, page 620, 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 GRANTEE paying his prorata share thereof to GRANTOR who will be responsible for payment of said taxes.

This is improved property known as 2616 South Highlands Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, her 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 18th day of December, 2002.

Tony M. Reasons, II

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 Tony M. Reasons, II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2002.

Notary Public

My Commission Expires: 11-17-05

* & Haley Reasons.

Haley Reasons joins in the execution of this instrument for the purposes of conveying any & all interest she may have

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