Davidson County DEEDWARR
Recvd: 12/30/02 11:06 2pgs
Fees:13.00 Taxes:2923.00
20021230-0161758

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19850

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $790,000.00.

Gene E Douglas
Affiant

Subscribed and sworn to before me, this 23rd day of DECEMBER, 2002.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Gene E. Douglas 1012 Greenwich Place Nashville, TN 37215	NEW OWNER	MAP 117-13 PAR 167

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KROHN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GENE E. DOUGLAS AND WIFE, DOROTHEA DOUGLAS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1012 Greenwich Place, Nashville, Tennessee 37215.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of DECEMBER, 2002.

KROHN HOMES, LLC

Jerry T. Krohn
BY: JERRY T. KROHN
ITS: CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JERRY T. KROHN, 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 and who further acknowledged that he is the CHIEF MANAGER of KROHN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the maker, or a constituent of the maker and is authorized by the maker or by a constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of DECEMBER, 2002.

My Commission Expires: _____

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1013 on the Plan of Abbottsford, Phase 2, as of record in Instrument No. 20010502-0044874, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Krohn Homes, LLC by deed from Landstar Development, LLC, a Tennessee limited liability company of record as Instrument No. 20010524-0054194, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 6537, page 303, amended in Book 6576, page 509, Book 6578, page 302, Book 8106, page 1, amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010300030930, Instrument No. 20010502-0045152, and Instrument No. 20010514-0049648; (2) Charter of record in Book 6548, page 213; and (3) All matters appearing on the Plan of record as Instrument No. 20010502-0044874, said Register's Office.