This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:
Patrick E. Conner and wife,
Sandra V. Conner
3916 Moss Rose Drive
Nashville, TN 37216

SEND TAX BILL:
MORTGAGEE

MORTGAGEE:
Columbia National Incorporated
7142 Columbia Gateway Drive
Columbia, MD 21046

Davidson County DEEDWARR
Recvd: 12/31/02 15:06 2pgs
Fees:13.00 Taxes:812.15
20021231-0162857

MAP AND PARCEL:
MAP 73-10
GROUP
PARCEL 262

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles E. Haynes and wife, Carol B. Haynes**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick E. Conner and wife, Sandra V. Conner**, 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:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Map of B. E. Woodard's Subdivision of a part of the W. J. Tune Land, as of record in Book 974, pages 94 and 95, Register's Office for said County.
>
> Said Lot No. 20 fronts 100 feet on the easterly side of Moss Rose Drive, and runs back 408 feet on the northerly line and 411 feet on the southerly line to the low water mark of the Cumberland River.
>
> BEING the same property conveyed to Charles E. Haynes and wife, Carol B. Haynes by deed from K. W. Dye and wife, Frances G. Dye, as of record in Book 10068, page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as 3916 Moss Rose Drive, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Patrick E. Conner and wife, Sandra V. Conner, their heirs and assigns, forever; and we, Charles E. Haynes and wife, Carol B. Haynes, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18 th day of December, 2002.

Charles E. Haynes

Carol B. Haynes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Charles E. Haynes and wife, Carol B. Haynes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18 th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: Aug. 17, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $219,500.00.

AFFIANT

Subscribed and sworn to before me
this 18 th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 10-25-03