THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 13556B

Davidson County DEEDWARR
Recvd: 01/06/03 08:30 2pgs
Fees:13.00 Taxes:262.70
20030106-0001567

MAP/GROUP/PARCEL:
043-14-0/084.00

NEW OWNER'S NAME AND ADDRESS:
ERIC LILLARD
245B LANIER DRIVE
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, WILLIAM M. BELL, A MARRIED MAN and CONNIE L. REGULI, hereinafter called Grantors, do hereby transfer and convey unto ERIC LILLARD, A MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 24 on the unrecorded Map of Margaret L. Dickenson's Subdivision, and described according to a survey by Bob Cummings, Land Surveyor, dated June 14, 1976, as follows:

BEGINNING at a point in the easterly margin of Lanier Drive at an iron pin being the common corner of Lot Nos. 23 and 24 (corner to Winsett Property); thence with the margin of said drive, South 30 deg. 15' West 45 feet to a rock retaining wall; thence leaving said margin of said drive South 70 deg. 6' East 142.48 feet to an iron pin; thence South 3 deg. 59' West 53.95 feet to an iron pin in the southerly line of Lot No. 24; thence with said southerly line South 86 deg. 01' East 102 feet to a concrete monument, being the Southeast corner of Lot No. 24; thence North 6 deg. 42' East 70 feet to an iron pin, being the Northeast corner of Lot No. 24; thence North 70 deg. 6' West 231.36 feet to an iron pin, being the point of beginning.

The subject property is commonly known as 245B LANIER DRIVE, Madison, TN 37115.

BEING the same property conveyed to William M. Bell and Connie L. Reguli herein by deed of record in Book 11508, Page 224, Register's Office for Davidson County, Tennessee. Grantor nor any member of his immediate family have occupied said property as homestead.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and

that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WILLIAM M. BELL

CONNIE L. REGULI

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, WILLIAM M. BELL, A MARRIED MAN and CONNIE L. REGULI, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of December, 2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $71,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of December 2002.

NOTARY PUBLIC

My Commission Expires:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires October 15, 2003