Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2021470

Davidson County DEEDWARR
Recvd: 01/08/03 11:06 2pgs
Fees:13.00 Taxes:1221.00
20030108-0003363

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary S. Pinsly and wife Sue B. Pinsly** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **James W. Gaither, Jr. and Elizabeth S. Gaither** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 41 on the plan of Harpeth Trace Estates, Phase Three, of record in Plat Book 5200, page 751, 752 & 753 Register's Office for said County.

Said Lot No. 41, which is a corner lot, fronts 110.79 feet on the southerly margin of Hickory Trace Place and fronts 84.08 feet on the westerly margin of Harpeth Trace Drive, said frontages being joined by a curve having a length of 15.71 feet, and extends back, 128.23 feet on the southerly line and 77.65 feet on the westerly line to a point of intersection.

Being the same property conveyed to Gary S. Pinsly, unmarried, from Jeffrey L. Hymes and wife, Valentina Kon by Warranty Deed dated July 6, 1990 and recorded July 6, 1990 in Book 8147, page 844, Register's Office for Davidson County.

This conveyance is subject to Easement of record in Book 10796, page 217; Restrictions of record in Book 6274, page 148 and Book 5120, page 208; and all matters of record on plat in Plat Book 5200, pages 751-753, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

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

Gary S. Pinsly

Sue B. Pinsly

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Gary S. Pinsly and wife, Sue B. Pinsly** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

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

Notary Public

My Commission Expires: _____

M. LYNN BOLDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMM. EXP. 10/22/05

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission Expires: _____

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

MAP AND PARCEL NUMBERS: 143-02-O-A-41.00CO

ADDRESS NEW OWNER:
525 Harpeth Trace Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste. 400
Franklin, TN 36067