This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Robert A. Horrar and Carol Powell
4124 Baldwin Arbor Court
Nashville, TN 37215

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 02/25/03 14:45 2pgs
Fees:13.00 Taxes:2442.00
20030225-0024995

WARRANTY DEED

(Map Number 131-1-K; Parcel Number 7.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **WAYNE E. HILTON, SR., and wife, PATRICIA F. HILTON,** have bargained and sold and do hereby transfer and convey unto **ROBERT A. HORRAR and wife, CAROL POWELL**, their heirs and assigns, forever, that certain property located and situated in DAVIDSON County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Baldwin Arbor, of record in Book 9700, page 746, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING a part of the same property conveyed to Wayne E. Hilton, Sr., and wife, Patricia F. Hilton, by deed from Baldwin Arbor, LLC, of record in Instrument 20010626-0067311, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 746, to restrictive covenants of record in Book 11556, page 98 and Instrument 20010626-0067310, Storm Water Detention Agreement of record in Book 11104, page 441, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is unimproved property known as: **Lot 7, 4124 Baldwin Arbor Court, Nashville, TN 37215**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2003 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 12 day of February, 2003.

WAYNE E. HILTON, SR.

PATRICIA F. HILTON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wayne E. Hilton, Sr., and wife, Patricia F. Hilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 12 day of February, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$660,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of January, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH
Notary Public At Large
RUTHERFORD COUNTY, TN