Return TO:

ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of March, 2003.

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5-22-04

WARRANTY DEED

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/20/03 10:27 2pgs
Fees:13.00 Taxes:688.20
20030320-0036815

ADDRESS NEW OWNER(S) AS FOLLOWS:
Douglas Lamar Durr
3466 Cobble Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
172-12-B-376

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael G. Fann and wife, Melinda B. Fann** hereinafter referred to as Grantors, hereby transfers and conveys to **Douglas Lamar Durr, a single man** hereinafter referred to as 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. 534 on the Plan of Bradford Hills, Section Seventeen, of record in Book 7900, page 6; Amended in Book 7900, page 976, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael G. Fann and wife, Melinda B. Fann by Deed from Claridge Builders Co., LLC of record in Book 9851, page 423, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 976, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, Page 170, as made applicable to Section Seventeen in Book 9683, page 70, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8377, Page 769, and Book 8377, page 808, Register's Office for Davidson County, Tennessee.

P.U.D. Boundary Plan of record in Plat Book 7900, page 6, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8069, page 531, Register's Office for Davidson County, Tennessee.

Charter to Bradford Hills Homeowner's Association Inc. of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area and Open Space to Bradford Hills Homeowner's Association, Inc., of record in Book 9779, page 672, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3466 Cobble Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of March, 2003.

Michael G. Fann

Melinda B. Fann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael G. Fann and wife, and Melinda B. Fann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2003.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

07670-BP