FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/31/03 14:35 2pgs
Fees:13.00 Taxes:333.00

20030331-0042078

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean-Claude Davet (NAME)	Columbia National Incorporated (NAME)	MAP 96-10
91 Rustic Court (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 22
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Calvin C. Guffey, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean-Claude Davet and wife, Jill J. Davet

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:

BEING Lot No. 202 and part of Lot No. 203, on the Plan of Clover Hill, Section No. IV, of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Cottonwood Drive, at the corner of Lots No. 201 and 202; thence with the line between said two lots, easterly 157.4 feet; thence south 19 deg. 47' west 193 feet, more or less, to the northerly margin of Crosswood Drive, as shown on the plan of Clover Hill, Section No. VIII, as of record in Book 2331, Page 11, said Register's Office; thence with the northerly margin of said Drive, northwesterly 30.43 feet, and continuing with the same, north 39 deg. 43' west 160.3 feet to the beginning of a curve; thence around said curve, having a radius of 17.32 feet, northwesterly 21.41 feet to the easterly margin of Cottonwood Drive; thence with the same, northerly 80 feet to the beginning.

BEING the same property conveyed to Calvin C. Guffey, Jr., unmarried, by deed from William E. Crowder and wife, Edna S. Crowder, of record in Book 10178, Page 358, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 521 Cottonwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 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 28th day of March, 20 03

Calvin C. Guffey, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin C. Guffey, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 20 02.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:
and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, page 62, said Register's Office.