Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Treglown Patton Warner 4407 Hunt Place Nashville, TN 37215	Same	92-12 421.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Mark Monroe Warner and Margaret Ann Barnhart (collectively, "Grantor") have bargained and sold, and hereby transfer and convey to Treglown Patton Warner ("Grantee"), and his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Taxes for subsequent years, not yet due or payable.

3. All matters as shown on the subdivision plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1706 Hayes Street, Nashville, Tennessee 37203

EXECUTED as of the 21st day of April, 2003.

Mark Monroe Warner

Margaret Ann Barnhart

Davidson County DEEDWARR
Recvd: 04/24/03 16:02 4pgs
Fees:23.00 Taxes:555.00

20030424-0055427

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Mark Monroe Warner, 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 seal, this 21st day of April, 2003.

Notary Public

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Treglown Patton Warner
AFFIANT

Subscribed and sworn to before me this 21st day of April, 2003.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

C:\Regions\TreglownWarner\WarrantyDeed

EXHIBIT A

Property Description

Being Lot No. 84 on the Map of the John Boyd Home Place, as of record in Book 21, page 39, Register's Office for said County.

Said Lot No. 84 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Treglown Patton Warner, Mark Monroe Warner and Margaret Ann Barnhart by Quitclaim Deeds from Harry M. Warner and wife, Bonnie A. Warner of record in Book 10229, page 436; Book 10330, page 871; Book 11300, page 767; Instrument No. 20000203-0011524; Instrument No. 20000203-0011525; Instrument No. 20011227-0142602 and Instrument No. 20021230-0161916, Register's Office for Davidson County, Tennessee.

STATE of OHIO

ss. Before me, a notary public, in and for said County

Stark County

and State, personally appeared the above named Margaret Ann Barnhart who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Canton, Ohio, this 17th day of April, 2003 A.D.

Patricia J. Gill

PATRICIA J. GILL
Notary Public, State of Ohio
My Commission Expires Dec. 7, 2005
Recorded in Stark County