THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 14917J

MAP/GROUP/PARCEL:
117-13-0-B-156.00 CO

NEW OWNER'S NAME AND ADDRESS:
JAMES R. NEWPART AND MYRNA NEWPART
531 Midway Circle
Brentwood, TN 37027-5178

PICK-UP

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 04/30/03 09:57 2pgs
Fees:13.00 Taxes:584.60
20030430-0057644

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN H. FRIEDMANN, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto JAMES R. NEWPART AND WIFE MYRNA NEWPART, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1020 on the Plat of Abbotsford, Phase 2, of record in Instrument No: 20010502-0044874, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is unimproved property.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20011126-0128273, Register's Office for Davidson County, Tennessee. Grantor nor any member of his immediate family have occupied this property as homestead.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN H. FRIEDMANN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOHN H. FRIEDMANN, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 23rd day of APRIL 2003.

NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $158,000.00

AFFIANT

Sworn to and subscribed before me, this the 23rd day of APRIL ,2003.

NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004