Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-03-0[illegible]

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

Dweight L. Hardin II
Affiant

Subscribed and sworn to before me, this 29th day of April, 2003.

Angela A. Ramsey
Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Dweight L. Hardin, II	Georgia Bank & Trust Company	043-09-0 039.00
204 Wiley Street	1321 Murfreesboro Road, Suite 701	
Madison, TN 37115	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian M. Cohen and wife, Terri J. Branstetter, now Cohen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dweight L. Hardin, II, hereinafter called the Grantees, their successors 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. 50, Block "A", on the Plan of Map of Overlook Estates, of record in Plat Book 843, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brian M. Cohen and Terri J. Branstetter by deed from Jill Cole (formerly known as Jill M. Nelson) and Shannon Cole, wife and husband, of record in Instrument No. 20010709-0072618, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 204 Wiley Street, Madison, Tennessee 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of April, 2003.

Brian M. Cohen
Brian M. Cohen

Terri J. Cohen
Terri J. Cohen

BY: Terri J. Cohen
Terri J. Cohen, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/09/03 08:45 2pgs
Fees:13.00 Taxes:296.00

20030509-0062383

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terri J. Cohen, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 29th day of April, 2003.

Notary Public: Angela A. Ramsey

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

My Commission expires 05/28/06

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Terri J. Cohen, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Brian M. Cohen and that she is authorized by Brian M. Cohen to execute this instrument on his behalf.

Witness my hand in Hendersonville, Tennessee, this 29th day of April, 2003.

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/2006

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY