BOX 2

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2003.

Notary Public

My commission expires: My Commission Expires April 6, 2004
(AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Davidson County DEEDWARR
Recvd: 05/15/03 14:00 2pgs
Fees:13.00 Taxes:1461.50

20030515-0066664

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Calvin Dyer	**SAME**	**159-58**
1130 Oman Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James R. Hart, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Calvin Dyer and Joan Penninington

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:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, June 1, 1954, as follows: Beginning at a point in the center of Oman Memorial Drive at the southeast corner of a 1.33 acre tract of land conveyed to Andrew E. Price and wife, of record in Book 2280, Page 424, Register's Office for said County, said point being 665 feet easterly from the intersection of the center line of said Drive and the center line of Granny White Pike; thence with the eastern boundary line of said Price Property; north 11 deg. 58' west 318.6 feet to the northeast corner of said Price Property; said point being in the southern boundary line of the Eddy Arnold Property; thence with said Arnold's line, north 68 deg. 35' east 238 feet to an iron pin; thence south 11 deg 58' east 355.5 feet to the center of said Drive; thence with the center of said Drive, south 78 deg. 02' west 235 feet to the beginning.

Being the same property conveyed to James R. Hart by deed from Elaine Crockett Young and Robert Young, wife and husband of record in Book 6558, Page 180, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1130 Oman Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 9th day of May, 2003.

James R. Hart

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James R. Hart**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **May, 2003.**

Notary Public

My Commission Expires:_____

My Commission Expires
April 6, 2004

