THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20944**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Affiant Subscribed and sworn to before me, this 20th day of JUNE, 2003. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/30/03 08:29 2pgs
Fees:13.00 Taxes:2886.00

20030630-0089690

WARRANTY DEED

Address New Owner: Mr. Brian P. Tierney 552 Close Lane Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 116-2-B PAR 78.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SARAH P. HART, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRIAN P. TIERNEY, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 552 Close Lane, Nashville, Tennessee 37205.

Subject property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of JUNE, 2003.

Sarah P. Hart by Tom Pardue

SARAH P. HART, BY: TOM PARDUE,
ATTORNEY-IN-FACT PURSUANT TO A
POWER OF ATTORNEY BEING PLACED
OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM PARDUE, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said SARAH P. HART and is authorized by the said SARAH P. HART to execute this instrument on HER behalf.

Witness my hand, at Office, this 20th day of JUNE, 2003.

My commission expires:
9/25/04

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Caldwell Close in Hill Place, as of record in Plat Book 9700, page 191, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sarah P. Hart, unmarried by deed dated May 3, 1996 from H.G. Hill Realty Company, a Tennessee Corporation of record in Book 10047, page 812, corrected in Book 11351, page 717, Register's Office for Davidson County Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 200003220029124, and Instrument No. 20010510-0048634; and (3) All matters appearing on the Plan of record in Plat Book 7900, page 913, said Register's Office.