STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of August, 2003.

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Commission Expires 5/12/2004

Notary Public

My Commission Expires: LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/22/03 08:28 2pgs
Fees:13.00 Taxes:1372.70
20030822-0121952

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott Michael Hines
332 Harpeth Ridge Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
143-6-A, parcel 9

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gayle Powers** hereinafter referred to as Grantors, hereby transfers and conveys to **Scott Michael Hines, an unmarried man**, a hereinafter referred to as 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 Davidson County, State of Tennessee, being Lot No. 9 on the Plan of Harpeth Trace Estates, - Phase One, as of record in Book 5200, page 125, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gayle Powers by Trustee's Deed from Barney B. Regen, Trustee, of record in Instrument No. 20021029-0132552, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 125, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5120, Page 208, Book 5120, page 918, and in Book 5380, page 357, Register's Office for Davidson County, Tennessee.

Charter of Harpeth Trace Services Association of record in Book 5120, Page 200, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien not yet due and payable. ~~Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.~~ Grantee shall be responsible for the 2003 taxes.

This is improved property known as 332 Harpeth Ridge Drive , Nashville, Tennessee 37221.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of August, 2003.

x Gayle Powers

Gayle Powers

x Bob Powers

Bob Powers

Bob Powers joins in this transaction to convey any and all interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gayle Powers and husband Bob Powers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2003.

Notary Public

My Commission Expires: 11/4/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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