WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

James M Worth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James M. Worth	New Owner	Map 074
7005 Bonnavent Dr.		Group 09-0
Hermitage, TN 37076		Parcel 53.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Medea D. Simpson and Jack G. Duma

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James M. Worth and wife, Janet H. Worth
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:

BEING Lot No. 802, on the Plan of Hermitage Hills, Section 7, of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 802 fronts 90 feet on the westerly margin of Bonnavent Drive and runs back between lines measuring 150 feet on the northerly side and 149.1 feet on the southerly side to a dead line in the rear on which it measures 72.53 feet.

BEING the same property conveyed to Medea D. Simpson and Jack G. Duma by Quitclaim Deed from Medea D. Simpson, of record in Instrument 20011129-0131020, dated October 22, 2001, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3404, Page 165 and Book 3398, Page 446, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Pages 62 and 63, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7005 Bonnavent Dr., Hermitage, TN 37076

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 22nd day of June, 2004.

Medea D. Simpson

Jack G. Duma by Paulette Miller ATTY-IN-FACT
Jack G. Duma

Davidson County DEEDWARR
Recvd: 06/24/04 11:40 2pgs
Fees:13.00 Taxes:454.73

20040624-0075151

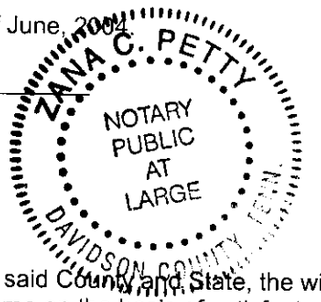
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Medea D. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2004.

My Commission Expires: 01/27/07

Notary Public



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Paulette Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jack G. Duma as his Attorney in Fact as the free act and deed of the within named Jack G. Duma.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of June, 2004.

My Commission Expires:01/27/07

Notary Public

