This document was prepared by:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 10/22/01 14:40 2pgs
Fees:13.00 Taxes:980.50
20011022-0115049

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP PARCEL #

MARY I. YARBROUGH, et ux
600 VALLEY TRACE COURT
NASHVILLE, TN 37221

SAME

143-6A-52

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **MARY I. YARBROUGH and husband,** Luke A. Wadley, III, hereinafter named Grantees, and other good and valuable consideration accepted as cash the receipt of all of which is hereby acknowledged, **DAVID H. FURSE and spouse, GUNN E. FURSE**, have this day bargained and sold, and do hereby transfer and convey unto the said **MARY I. YARBROUGH and husband,** Luke A. Wadley, III, Grantees herein, their heirs, successors and assigns, Grantors' entire interest in certain real estate and improvements in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Phase Two Harpeth Trace Estates, of record in Book 5200, pages 556-558, said Register's Office.

Said Lot No. 18, which is a corner lot, fronts 46.78 feet on the northerly margin of Valley Trace Court and fronts 46.75 feet on the westerly margin of Valley Trace Drive, said frontages being joined by a curve having a length of 34.66 feet, and extends back 131.73 feet on the northerly line and 142.72 feet on the southwesterly line to a dead line measuring 35.15 feet.

Being the same property conveyed to David H. Furse and spouse, Gunn E. Furse, by deed from Donald R. Reed and spouse, Wanda V. Reed, of record in Book 9552, page 28, of the Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, page 208; Book 5380, page 347, and Book 6094, page 718, said Register's Office, and to the matters set forth in the referenced Plan of record.

This conveyance is made subject to 2001 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 600 Valley Trace Court, Nashviulle, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 28th day of SEPTEMBER, 2001.

DAVID H. FURSE

GUNN E. FURSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 265,000.00. Subscribed and sworn to before me this the 28th day of September, 2001.

Deborah Baxter
AFFIANT

Melissa D. Rogers
NOTARY PUBLIC

My commission expires: 3/15/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr., a Notary Public in and for said County and State, **DAVID H. FURSE and spouse, GUNN E. FURSE,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of SEPTEMBER, 2001.

Ronald H. Bice Jr.
NOTARY PUBLIC

My commissions expires: 11-24-01