Davidson County DEEDWARR
Recvd: 01/02/02 13:44 2pgs
Fees:13.00 Taxes:296.00

20020102-0000443

Prepared by:

Bobo, Hunt & White
202 Union Planters Bank Bldg.
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

Tax Responsibility:

William R. Means, Jr., et al--Owners
5610 Vine Ridge Drive
Nashville, TN 37205

Map 103-10, Parcel 32

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, POLLY MEANS, unmarried, have this day bargained and sold and do hereby sell, transfer and convey unto WILLIAM R. MEANS, JR., and WILLIAM R. MEANS, SR., their heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section 3, Brookside Courts, Addition No. 4, of record in Book 2083, page 25, Register's Office for said County.
>
> Said Lot No. 31 fronts on the southwesterly margin of Vine Ridge Drive and extends back 173.2 feet on the northeasterly line and 193.3 feet on the southwesterly line to a dead line in the rear, measuring 75 feet thereon.
>
> Being the same property conveyed to Browder R. Means and wife, Polly Means, by Deed from Mattie Lou Jones Jakes, dated January 27, 1992, of record in Book 8537, page 888, Register's Office of Davidson County, Tennessee.
>
> BY WAY OF RECITAL, Browder R. Means is now deceased, and his wife, Polly Means, became the owner of the subject property as the surviving tenant by the entireties.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said WILLIAM R. MEANS, JR., and WILLIAM R. MEANS, SR., their heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

LAW OFFICES
BOBO, HUNT & WHITE
202 UNION PLANTERS
BANK BLDG.
SHELBYVILLE, TN 37160

I further covenant and bind myself, my heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said WILLIAM R. MEANS, JR., and WILLIAM R. MEANS, SR., their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness my signature, this 31st day of December, 2001.

Polly Means
POLLY MEANS

STATE OF TENNESSEE

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named POLLY MEANS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 31st day of December, 2001.

Notary Public

My commission expires: Sept. 21, 2004

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 31st day of December, 2001.

Notary Public or Register

My commission expires: Sept 21, 2004

LAW OFFICES
BOBO, HUNT & WHITE
202 UNION PLANTERS
BANK BLDG.
SHELBYVILLE, TN 37160

After Recording, Mail to Buyer at:

5610 Vine Ridge Drive
Nashville, TN 37205

F:\Our Documents\Amanda\01-1525\MEANS-MEANS.DOC