PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 43156
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/07/02 11:13 2pgs
Fees:13.00 Taxes:1776.00
20020107-0002073

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lady A. Jackson 123 Abbottsford Drive Nashville, Tennessee 37215	Union Planters Bank, N.A. 2019 Richard Jones Road, Suite 300 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 117-13-B-59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Don H. Ware Jr.**, married hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lady A. Jackson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 123 on the Plan of Abbottsford Subdivision, Phase I of record in Book 6250, pages 419 – 421, amended in Book 6800, page 164 and by Surveyors certificate of correction in Book 6771, page 683, Register's Office for said County.

SAID Lot No. 123 fronts 54.79 feet on the southerly margin of Abbottsford Drive and extends back 95.83 feet on the easterly lien and 93.00 feet on the westerly lien to a dead line in the rear measuring 62.50 feet thereon.

BEING the same property conveyed to Don H. Ware and wife, Linda H. Ware by deed from S.R. Blanton Development, Inc. of record in Book 8133, page 575, Register's Office for said County. By Quitclaim Deed of record in Document No. 200001270009085, said Register's Office, the said Don H. Ware and wife, Linda H. Ware conveyed subject property to Don H. Ware, Jr.

Linda H. Ware, spouse of Don H. Ware, Jr. joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, pages 419 – 421, amended in Book 6800, page 164 and by Surveyors certificate of correction in Book 6771, page 683, said Register's Office, which Plan shows a 10 foot minimum building setback line from Abbottsford Drive, together with a designated building site; The Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Book 6478, page 177, and in Book 6530, page 242, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 123 Abbotsford, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 2002.

Don H. Ware Jr.

Don H. Ware Jr.

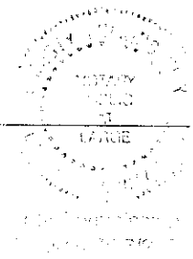
Linda H. Ware

Linda H. Ware

State of TENNESSEE
County of DAVIDSON

On this 4th day of January, 2002 , before me the undersigned authority, personally appeared Don H. Ware Jr. and Linda H. Ware , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of TENNESSEE
County of DAVIDSON

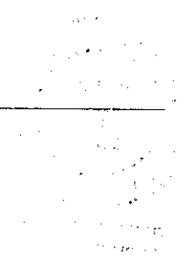
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Sworn and subscribed before me this the 4th day of January, 2002

My Commission Expires: _____



Notary Public