File Box 9B
First Title

Davidson County DEEDWARR
Recvd: 01/10/02 12:19 2pgs
Fees:13.00 Taxes:1069.30
20020110-0004020

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Aaron and Rachel White 2704 Belmont Blvd. Nashville, TN 37212	Same AW	Map 117-4 Parcel 201

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **HARRY STEPHEN AVERY** and wife, **HAYDEN SMITH AVERY** ("Grantor"), have bargained and sold, and by these presents do transfer and convey to **AARON WHITE and wife, RACHEL WHITE and HUNTER CONNELLY and wife, KATTY CONNELLY** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Victoria Place, as shown on plat of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 3 fronts 60.0 feet on the easterly margin of Belmont Boulevard and extends back between parallel lines, 160.0 feet to an alley.

Being the same property conveyed to Harry Stephen Avery by deed from Paul H. Wright, unmarried and Sara L. Dennis, unmarried of record in Book 10246, Page 859, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County Real Property Taxes.

(2) Subject to all matters as shown on the Plan of record in Book 332, Page 10, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2704 Belmont Blvd. Nashville, Tennessee 37212.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 9th day of January, 2002.

HARRY STEPHEN AVERY

The undersigned, HAYDEN SMITH AVERY, joins in the conveyance for the purpose of conveying any marital interest, if any, she may have in the subject property.

HAYDEN SMITH AVERY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Harry Stephen Avery and Hayden Smith Avery** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 9th day of January, 2002.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Affiant

Sworn to and subscribed before me this 9th day of January, 2002.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 29, 2003

FrenchClayton/Avery/Deed