File Box 13
#2845

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 01/29/02 16:13 3pgs
Fees:18.00 Taxes:454.73

20020129-0012678

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Edward M. Cantrell and wife, Gayle R. Cantrell** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Helen A. Hovey** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson County**, State of Tennessee, and being described as follows, to-wit: * unmarried

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 22nd **day of January, 2002.**

Edward M. Cantrell
Edward M. Cantrell

Gayle R. Cantrell
Gayle R. Cantrell

STATE Of Tennessee
COUNTY Of Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Edward M. Cantrell and Gayle R. Cantrell** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 22nd day of Jan 2002

Lola A. Taylor
Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES
February 22, 2004

STATE OF TN
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $122,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of January 2002.

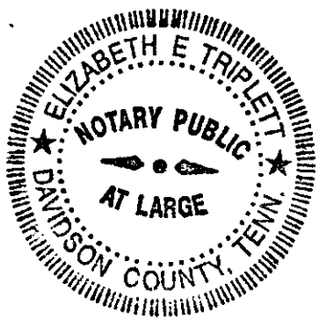
Notary Public
My Commission expires: 5/20/02

Map and Parcel: 96-13-141.00

Address of New Owner:
911 Shauna Drive
Nashville, TN 37214

Send Tax Bills To:

Same



6-010454

File No.: 2845

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Malvin Heights of record in Plat Book 2330, Page 83, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

SAID Lot No. 22 fronts 74 feet on the easterly side of Shauna Drive and extends back 203.7 feet on the northerly line and 191.2 feet on the southerly line, to a dead line in the rear measuring 74.0 feet thereon.

Being the same property conveyed to Edward M. Cantrell and wife, Gayle R. Cantrell by deed of record in Book 4769, page 87, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.