This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Julia G. Carlson
P. O. Box 40924
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 01/30/02 09:41 2pgs
Fees:13.00 Taxes:233.10
20020130-0012832

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-04
PARCEL 191
6DA-25815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Will Simon wife, Angie Simon, and Billie Byrd, married hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Julia G. Carlson, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 29B, on the Plan of Resubdivision of Lot 29, Rosedale Subdivision, of record in Plat Book 8250, Page 428, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Will Simon and wife, Angie Simon, and Billie Byrd, by deed from Michael E. Cloonan, married, of record in Book 20010613-0062586, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 2002 have been pro-rated and assumed by Grantee.

THIS conveyance subject to such easements and setback lines of record Book 8250, Page 428, in said Register's Office.

This is improved property known as 2209 Grandview Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julia G. Carlson, her heirs and assigns, forever; and we, Will Simon and wife, Angie Simon, and Billie Byrd, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of January, 2002.

Will Simon

Angie Simon

Billie Byrd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Will Simon, Angie Simon, and Billie Byrd, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 63,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of January, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004