THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18688**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Anne A. McGugin Affiant Subscribed and sworn to before me, this 1st day of FEBRUARY, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Ms. Anne A. McGugin 4420 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-15 PAR 160.00 FB 24W 8410

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WINFREY WILLIS FAMILY GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANNE A. MCGUGIN, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2237 Blair Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of FEBRUARY, 2002.

WINFREY WILLIS FAMILY GENERAL PARTNERSHIP

Winfrey Willis Managing Partner

BY: WINFREY WILLIS, MANAGING PARTNER

Davidson County DEEDWARR
Recvd: 02/04/02 11:30 2pgs
Fees:13.00 Taxes:740.00

20020204-0015062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WINFREY WILLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained and who further acknowledged that SHE is the MANAGING PARTNER of WINFREY WILLIS FAMILY GENERAL PARTNERSHIP, the maker, or a constituent of the maker and is authorized by the maker or be its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand, at office, this 1st day of FEBRUARY, 2002.

My Commission Expires: _____ Notary Public

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 95 and on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for said County, described as follows:

Said part of Lot No. 95 fronts 50 feet on the southerly margin of Blair Boulevard and extends back between parallel lines, with the easterly margin of 25th Avenue, South, formerly Fuller Avenue, 160.5 feet to a dead line.

Being the same property conveyed to Winfrey Willis Family Limited Partnership by deed from Winfrey Willis of record as Instrument No. 20001218-0124042, said Register's Office. The said Winfrey Willis Family Limited Partnership having merged into Winfrey Willis Family General Partnership by Certificate of Merger appearing as Instrument No. 20010802-0082063, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.