PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2002, by and between EDMOND F. HALE, UNMARRIED, hereinafter called Grantor, and DAWN E. DUCOTE, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EDMOND F. HALE, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto DAWN E. DUCOTE, UNMARRIED, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1217 KENMORE PLACE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

EDMOND F. HALE
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/06/02 14:55 3pgs
Fees:18.00 Taxes:277.13

20020206-0016635

RETURN TO:
COMMONWEALTH TITLE AGENCY
[illegible]

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDMOND F. HALE, UNMARRIED, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of January, 2002.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DAWN E. DUCOTE, UNMARRIED
1217 Kenmore Place.
Nashville, TN 37216

Property Address:

1217 KENMORE PLACE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Wilson Bank & Trust
623 W Main St.
Lebanon TN 37088

Map & Parcel #: MAP 72-6, PARCEL 335

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$74,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **January, 2002.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being the westery 50 feet of and the southerly 200 feet of Lot No. 84, on the Plan of Kenmore Place, of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northerly margin of Kenmore Place, said point being the common corner between Lots 83 and 84 on the Plan of Kenmore Place; thence in an easterly direction along the margin of Kenmore Place 50 feet to an iron pin; thence northerly 200 feet to an iron pin; thence westerly 50 feet to a concrete monument; thence southerly 200 feet to the point of beginning.

BEING the same property conveyed to EDMOND F. HALE, UNMARRIED, by Deed from TERRY WAYNE HALE, of record in Book 8659, page 710, Register's Office for DAVIDSON County, Tennessee, the said Joyce Hale having since died, the property vests by operation of law in her surviving spouse, EDMOND F. HALE, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 72-6, PARCEL 335).

2. All matters as set forth on the Plan of Kenmore Place, of record in Plat Book 332, page 32, said Register's Office.