WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 9/24/05

(AFFIX SEAL)

G-7772-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley Tinnin (NAME)	New Owner (NAME)	PART OF:
302 Moncrief Avenue (ADDRESS)	222 West Cedar (ADDRESS)	MAP 25-4
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	PARCEL 1

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vercie Ethel Ferguson, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelley Tinnin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 1 & 2 on the Plan of Tim Tinnon Lots, Moncrief & West Cedar, of record in Instrument No. 20020103-0001161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to William E. Ferguson, and wife, Vercie Ethel Ferguson, by deed from Ramon E. Womack, Trustee, of record in Book 5008, Page 882, Register's Office for Davidson County, Tennessee. The said William E. Ferguson having since died.

Lillian E. Willis executed this instrument as Attorney-In-Fact on behalf of Vercie Ethel Ferguson, pursuant to the Power of Attorney being recorded by Instrument Number 20020211-0017940 in the Register's Office for Davidson Counnty, Tennessee.

Davidson County DEEDWARR
Recvd: 02/11/02 13:19 2pgs
Fees:13.00 Taxes:185.00

20020211-0017941

unimproved ( )
This is improved (X) property, known as 302 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of February, 2002

Vercie Ethel Ferguson
By: Lillian E. Willis, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LILLIAN E. WILLIS**, to me known to be the person who executed the foregoing instrument in behalf of **VERCIE ETHEL FERGUSON,** and acknowledged that she executed the same as the free act and deed of the said **VERCIE ETHEL FERGUSON**.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 6th day of February, 2002.

Kathy J. Byers
Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE