THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

Davidson County DEEDWARR
Recvd: 02/13/02 13:14 2pgs
Fees:13.00 Taxes:325.60
20020213-0019199

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Steven R Tracy
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2/07/02

Kirk C. Waite
NOTARY PUBLIC

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 27, 2004

MY COMMISSION EXPIRES: _____

Address New Owner as Follows:
Steven R. Tracy
1606 4th Ave
Nashville, TN 37208

Send Tax Bills To:
New Owner

Map-Parcel Numbers
082-05-0
102.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **Lisa Audette Summers l and Becky Annette Bell coexecutor's and are the only heirs at law of Norma M. Bell, deceased** herein referred to as **Grantor for and in consideration of the sum of EIGHTY EIGHTY THOUSAND AND 00/100 (88,000.00) Dollars to be paid by Steven R. Tracy, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, heirs, successors, and assigns forever:**

Land in Davidson County, Tennessee being Lots 44 and 45 on the Plan of D. T. McGavock's 98 lots, as of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.
Said Lots front together 100 feet on the easterly side of Fourth Avenue North, formerly Cherry Street, and run back 174 feet between parallel lines to an alley in the rear on which they measure 100 feet.

Being the same property conveyed to Hadley A. Bell and wife, Norma M. Bell, by deed from Joe P. Murphy etux Dorothy Jean Murphy of record in Book 5108, Page 959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions as may be Applicable to said property,
This is unimproved (_) improved (X) property, known as 1606 4th Ave, Tennessee, 37208.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever;, ; and Grantor does covenant with said

Grantee that Grantor's are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS Hand and Seal this 02/07/2002.

Lisa Audette Summers coexecutor of the estate of Norma M. Bell, deceased

Becky Annette Bell coexecutor of the estate of Norma M. Bell, deceased

Lisa Audette Summers individually and as an heir at law of Norma M. Bell, deceased

Becky Annette Bell individually and as an heir at law of Norma M. Bell, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Audette Summers, and Becky Annette Bell with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the coexecutor's of the estate of Norma M. Bell, deceased and are authorized to execute this instrument on behalf of Norma M. Bell.

Witness my hand at office this 7th , Day of February, 2002.

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
November 27, 2004

My Commission Expires: