Davidson County DEEDWARR
Recvd: 02/13/02 15:56 3pgs
Fees:18.00 Taxes:1776.00

20020213-0019348

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
116-16-0 089.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 8th day of February, 2002.

Notary Public

My Commission Expires: 3-26-05

ADDRESS NEW OWNER(S) AS FOLLOWS: MORTGAGEE:	SEND TAX BILLS TO:
Dale Gish and Nancy Gish (Name)	SAME (Name)
24 Northumberland (Street Address) Nashville, TN 37215	SAME (Street Address)

W A R R A N T Y D E E D

For and in consideration of the sum of Four Hundred Eighty Thousand and 00/100 ($480,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karon Brooks, unmarried**, hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Dale Gish and wife, Nancy Gish**, hereinafter collectively referred to as the "Grantee," their heir and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: **4020 Estes Road, Nashville, TN 37215.**

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the

current year have been prorated and shall be assumed by Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 8th day of February, 2002.

Grantor:

Karon Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Karon Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of February, 2002.

Notary Public

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-26-05

J:Gish.Wd

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 10, on the Map of Part 1, Wallace Subdivision, as shown on plat of record in Book 1424, page 16, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Karon Brooks, by Deed of Record in Instrument No. 200005240052074, Register's Office for Davidson County, Tennessee.