Return To:

SMITH • SHOLAR • ASSOCIATES • PLLC •
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of February, 2002.

Notary Public

My Commission Expires:_____

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 9-28-02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/20/02 08:02 2pgs
Fees:13.00 Taxes:543.53
20020220-0021254

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nathan R. James and Carla B. Dworsky
4200 New Hope Meadow Road
Nashville, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 87-2-001

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip N. Mabry and wife, and Elizabeth D. Mabry,** hereinafter referred to as Grantors, hereby transfer and convey to **Nathan R. James unmarried, and Carla B. Dworsky unmarried,** * hereinafter referred to as 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 No. 7 on the Plan of New Hope Meadows, Phase I, of record in Book 6900, page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Phillip N. Mabry and wife, Elizabeth D. Mabry by Deed from Alfred Lumsdaine and wife, Allison B. Lumsdaine, of record in Book 9082, Page 990, Register's Office for Davidson County, Tennessee.

*as tenants in common with right of survivorship.

County/City Taxes for the year 2002 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4200 New Hope Meadow Road, Nashville, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 8th day of February, 2002.

Phillip N. Mabry, by K. Thomas Sidwell, Attorney-in-fact

Elizabeth D. Mabry
by K. Thomas Sidwell,
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Thomas Sidwell, with whom I am personally acquainted, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Phillip N. Mabry and wife, Elizabeth D. Mabry and the he is authorized by Phillip N. Mabry and wife, Elizabeth D. Mabry to execute this instrument on their behalf.

Witness my hand and official seal this 8th day of February, 2002.

Notary Public

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 10-18-04