This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Janet M. Hosale
618 Waco Drive
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 02/20/02 08:32 2pgs
Fees:13.00 Taxes:37.00
20020220-0021297

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-15
PARCEL 283
20W-12490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Terry R. Ishmael, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Janet M. Hosale, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 47 and the southerly 4 feet of Lot 46, on the Plan of Sharpe and Horns, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Terry R. Ishmael, unmarried, by deed from Christopher A. Keen and wife, Vickie M. Keen of record in Book 11175, Page 723, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record in Book 161, Page 53, said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantee.

This is improved property known as 1212 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Janet M. Hosale, her heirs and assigns, forever; and I, Terry R. Ishmael, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of February, 2002.

Terry R. Ishmael

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry R. Ishmael, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 10,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of February, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004