After Recording Return To:
Rayburn McGowan Jr.
617 Durrett Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 02/26/02 14:18 2pgs
Fees:13.00 Taxes:259.00

20020226-0024377

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **L. RAYBURN McGOWAN and wife, MARY P. McGOWAN** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **RAYBURN McGOWAN JR., unmarried** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Whispering Hills, Section I, of record in Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 92.0 feet on the southwesterly margin of Durrett Drive and extends back 191.0 feet on the northwesterly line and 193.0 feet on the southeasterly line to a dead line in the rear, measuring 92.0 feet thereon.

Being the same property conveyed to L. Rayburn McGowan and wife, Mary P. McGowan, by deed from Ronald L. Milsap and wife, Joyce Milsap, dated September 21, 1995, recorded September 27, 1995, Book 9807, page 267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2000 and subsequent years and to the following: matters shown on plan of record in Book 2331, pages 82-84; Ratification of Easement for Joint Use of Entrance Bridge to Private Property of record in Book 4895, page 500; Driveway Agreement of record in Book 5329, page 858; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5506, page 549, all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 25th day of February, 2002.

L. Rayburn McGowan

L. Rayburn McGowan

Mary P. McGowan

Mary P. McGowan

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, L. RAYBURN McGOWAN and MARY P. McGOWAN, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 25 day of February, 2002.

M. Gail Branson
Notary Public
My Commission Expires: Sept. 24, 2005

M. GAIL BRANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ray L McGowan Jr.
Affiant

Subscribed and sworn to before me this 25th day of February, 2002.

M. Gail Branson
Notary Public
My Commission Expires: Sept. 24, 2005

M. GAIL BRANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAP AND PARCEL NUMBERS: Map 147-10 Parcel 91.00

ADDRESS NEW OWNER:
Rayburn McGowan Jr.
617 Durrett Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED (from information provided by the parties) BY:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167