THIS INSTRUMENT PREPARED BY:
Stephanie H. Gore, Attorney at Law
Suite 310, Cummins Station
209 10th Avenue South
Nashville, TN 37203

RETURN TO:
Richland Title & Escrow
Box 40B

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO:
Michael L. Rankin
3603 Sperry Avenue
Nashville, TN 37215

MAP-PARCEL NOS.
117-05-45

WARRANTY DEED

For and in consideration of the sum of ($250,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Edna Newton Lightfoot, a widow but still unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael L. Rankin,** hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 35 on the plan of Henry Sperry Subdivision of record in Plat Book 974, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 100 feet on the southerly side of Sperry Avenue, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to W.A. Lightfoot and wife, Edna Newton Lightfoot by deed from Sperry Realty Company of record in Book 1049, Page 423, Register's Office for Davidson County, Tennessee. The said W.A. Lightfoot has since died, leaving Edna Newton Lightfoot the surviving tenant by the entirety.

This instrument is being executed on behalf of Edna Lightfoot by Ann Lightfoot West, her Attorney-In-Fact, as evidenced by the Power of Attorney being recorded simultaneously herewith.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to taxes for the current year and any and all matters shown on the referenced plan of record in said Register's Office.

This is improved property known as 3603 Sperry Avenue, Nashville,Tennesseee 37215.

Davidson County DEEDWARR
Recvd: 02/26/02 14:37 2pgs
Fees:13.00 Taxes:925.00
20020226-0024405

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and 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 out; and she does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS THEREOF, the Grantor has executed this instrument this 15th day of February, 2002.

Edna Newton Lightfoot by Ann Lightfoot West

EDNA NEWTON LIGHTFOOT,
BY: Ann Lightfoot West, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Edna Newton Lightfoot by Ann Lightfoot West

Affiant

Subscribed and sworn to before me this 15th day of February, 2002.

Stephanie Gore

Notary Public Stephanie Gore
My commission expires: 7/27/02

STEPHANIE GORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ann Lightfoot West, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument on behalf of Edna Newton Lightfoot as her Attorney-In-Fact, as the free act and deed of the within named Edna Newton Lightfoot.

Witness my hand and official seal as Nashville, Tennessee, this 15th day of February, 2002.

Stephanie Gore

Notary Public Stephanie Gore
My Commission Expires: 7/27/02

STEPHANIE GORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.