86-020027

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 02/27/02 09:30 3pgs
Fees:18.00 Taxes:340.40
20020227-0024740

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the MICHAEL D. MOULTRY hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto SHIRLEY D. BEAN (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in DAVIDSON, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

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

The undersigned covenants with the said Grantee(s) 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 covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 15th **day of FEBRUARY, 2002.**

MICHAEL D. MOULTRY

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, MICHAEL D. MOULTRY whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 15th day of Feb., 2002

Notary Public
My Commission expires:

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES:
February 22, 2004

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $92,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission expires: 02-22-2004



Map and Parcel: 165-14 -58.00

Address of New Owner:
SHIRLEY D. BEAN
1104 BLUE WILLOW COURT
ANTIOCH,TENNESSEE

Send Tax Bills To:

Same

602003

Land in Davidson County, Tennessee, being Lot No. 43, on the plan of Peppertree Forest Subdivsion, Section 3, recorded in Book 7900, page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael D. Moultry be deed from Rose Marie Scott, unmarried as recorded in Book 11379, page 767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictive convenants, and all other matters affecting subject property.

(6020027.PFD/6020027/3)