THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 02/27/02 10:31 2pgs
Fees:13.00 Taxes:166.50
20020227-0024840

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of Feb, 2002.

Notary Public

My commission expires:_____

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Terry W. Woodall **4254 Gourley Road** **Pegram, Tennessee 37143**	**Same**	**Map 119-14** **Parcel 3.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Eric Emerson Suggs, Jr.,** sole heir and Executor of the Estate of Dorothy Gay Suggs, herein referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terry W. Woodall,** herein referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 1 of Block "H" on the Map of Woodbine Courts, Part Two, not of record and described as follows:

BEGINNING at a point in the westerly margin of Simmons Avenue at the common corner of Lots Nos. 1 and 2; thence westerly along said line between said lots, 150 feet to the easterly margin of Tanksley Subdivision; thence along the easterly line of said Subdivision southerly 105.5 feet to a point in the north margin of Tanksley Avenue; thence easterly along the northerly margin of said Avenue, 98.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 79.6 feet to a concrete monument in the westerly margin of Simmons Avenue; thence with the westerly margin of the same northerly 54.4 feet to the point of beginning.

Being the same property conveyed to Emerson Suggs and wife, Dorothy Suggs, by deed of record in Book 1360, page 235, Register's Office for Davidson County, Tennessee. The said Emerson Suggs and wife, Dorothy Suggs, have since died, and title to the property is now vested in Eric Emerson Suggs, Jr., their sole heir. Dorothy Suggs was one and the same person as Dorothy Gay Suggs whose estate is being administered under Docket No. 02P30* in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. This is not the principal residence of the Grantor. *Will Image No.: 3105/571165

This is improved property known as 2913 Simmons Avenue, Nashville, Tennessee 37211.

This conveyance is made subject to:

1. 2002 property taxes, a lien, but not yet due and payable.

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, his heirs and assigns, forever. Grantor does covenant with the said Grantee that he 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 set out. Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of February, 2002.

Eric Emerson Suggs, Jr., Executor and Sole Heir of the Estate of Dorothy Gay Suggs, Deceased

"Grantor"

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Personally appeared before me, Brian J. Church, a Notary Public in and for said State and County, the within named **Eric Emerson Suggs, Jr.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 14th day of FEBRUARY, 2002.

BRIAN J. CHURCH
Commission # 1195736
Notary Public - California
San Diego County
My Comm. Expires Sep 6, 2002

Notary Public

My Commission Expires: 9-6-2002