PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **March, 2002** between **P.T. DEVELOPMENT, LLC** , GRANTOR, and **VALARIE D. TAYLOR, a married woman** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Map of L.C. Thuss Subdivision of a part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 40 feet on the westerly side of 29th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to P.T. Development, LLC by deed from Pauline S. Patterson, unmarried, of record in Instrument No. 20000920-0093483, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing on the Plat of record in Book 547, Page 102; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Davidson County DEEDWARR
Recvd: 03/12/02 13:12 2pgs
Fees:13.00 Taxes:323.75

20020312-0031010

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

P.T. DEVELOPMENT, LLC
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared MICHAEL G. WHALEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be CHIEF MANAGER/PRESIDENT of P.T. DEVELOPMENT, LLC, the within named bargainor, a corporation, and that he/she as such CHIEF MANAGER/PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as CHIEF MANAGER/PRESIDENT

Witness my hand and seal, at office in NASHVILLE this the **1st** day of **March, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

Name and Address of Property Owner:

VALARIE D. TAYLOR
709 29TH AVENUE NORTH
NASHVILLE, TN 37209

Property Address:

709 29TH AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

UNION PLANTERS BANK, N.A.
1900 CHARLES BRYAN ROAD
~~**NASHVILLE**~~ Cordova, TN 38016

Map: 92-4
Parcel #: 334

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$87,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Valarie D. Taylor
Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **March, 2002.**

Notary Public

My Commission Expires: _____

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076