Record and Return to:
Southern Title Services, LLC
321 West Main Street
Lebanon, TN 37087
File No. 200252105

Davidson County DEEDWARR
Recvd: 03/13/02 10:47 2pgs
Fees:13.00 Taxes:436.60
20020313-0031552

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$118,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12th DAY OF March, 2002
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7-2305
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tressa C. Green 505 Lemont Drive Nashville, TN 37216	Columbia National, Inc. P. O. Box 3050 Columbia, MD 21045-6050	Map 61.05 Parcel 10

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lena J. Lucas now known as Lena J. Newman, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tressa C. Green, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 312 ON THE PLAN OF GRA MAR ACRES, SECTION XI, OF RECORD IN BOOK 2663, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LENA J. LUCAS, UNMARRIED, BY WARRANTY DEED FROM LAWRENCE DIXON AND WIFE, MARY E. DIXON, DATED JUNE 17, 1993, AND OF RECORD IN BOOK 8994, PAGE 339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2663, Page 113, Register's Office for Davidson County, Tennessee, including but not limited to a 90' minimum building setback line along the front of property; a 10' utilities and drainage easement along the rear of property; a 2 ½' X 20' utility anchor easement along the northeast portion of property; and a 1 ½' X 15' utility anchor easement along the southeast portion of said property.
3) Property is subject to Restrictive Covenants contained in Book 2875, Page 474, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 505 Lemont Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

The property has not bee used as the principal residence of Lena J. Newman and spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 12th day of March, 2002.

Lena J. Newman
Lena J. Newman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lena J.Newman, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076