THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 03/26/02 15:03 2pgs
Fees:13.00 Taxes:266.40
20020326-0036800

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronald B. Webb, Sr., et ux 520 Ewing Drive Nashville, TN 37207	Same as New Owner	Map 50-14 Parcel 171.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRANK E. MIDDLETON, JR., Administrator of the Estate of Frank E. Middleton, Sr., and his only heir-at-law, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto RONALD B. WEBB, SR. and wife, ANNA M. WEBB, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 311 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said lot fronts 80 feet on the east side of Leswood Lane and extends back 133.2 feet on the south line and 143.1 feet on the north line to a broken line in the rear measuring 81.6 feet thereon.

BEING the same property conveyed to Frank E. Middleton by Quitclaim Deed from Martha J. Middleton of record in Book 8225, page 395, Register's Office for Davidson County, Tennessee. The said Frank E. Middleton, a/k/a Frank E. Middleton, Sr., died intestate on August 25, 2001 at which time the property became vested in Frank E. Middleton, Jr., the only child born to or adopted by him during his lifetime, and his only heir-at-law. By his signature hereto, Frank E. Middleton, Jr., warrants and represents that all debts and obligations owing by Frank E. Middleton, Sr. during his lifetime or by reason of his death, have been fully paid and satisfied.

The mailing address for the said property is 3212 Leswood Lane, Nashville, TN 37207.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as shown on the Plat of record in Book 3300, page 5, said Register's Office.

3. Subject to Restrictive Covenants of record in Book 3249, page 345, and Book 3616, page 269, said Register's Office.

And the GRANTOR does further covenant and bind himself, his 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Frank E Middleton Jr

By: FRANK E. MIDDLETON, JR., individually, and Administrator of the Estate of Frank E. Middleton, Sr.

"GRANTEES"

Ronald B. Webb SR

RONALD B. WEBB, SR.

Anna M. Webb

ANNA M. WEBB

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK E. MIDDLETON, JR., individually, and as Administrator of the Estate of Frank E. Middleton, Sr., RONALD B. WEBB, SR. and wife, ANNA M. WEBB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of March, 2002.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires August 20, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Ronald B. Webb SR.

Affiant

Sworn to and subscribed before me, this the 22nd day of March, 2002.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires August 20, 2005