THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jack Kevin Page, et ux 1213 Sussex Court Nashville, TN. 37207	Same as New Owner	Map 41-11 Parcel 68

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, DAVID G. GILPIN, a one-half (1/2) undivided interest, joined by his wife, RENEE GILPIN, and SARA E. DOUCE, a single woman, a one-half (1/2) undivided interest, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JACK KEVIN PAGE and wife, BETH TROTTER PAGE, 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. 341 on Plan of Bellshire Estates, Section "A" of record in Book 2331, page 115, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 341 fronts 145.7 feet on the southerly side of Sussex Court and extends back between lines 199.5 feet on the westerly side and 262 feet on the easterly side, to a broken line at the rear on which it measures 130 feet thereon.
>
> BEING the same property conveyed to David G. Gilpin and Sara E. Douce, by Quitclaim Deeds from Bradford T. Gilpin of record in Instrument No. 20011203-0132016 and Instrument No. 20011203-0132017, said Register's Office, by Quitclaim Deeds from Renee Gilpin of record in Instrument No. 20011203-0132021 and Instrument No. 20011203-0132020, said Register's Office, by Quitclaim Deeds from Andrew D. Douce of record in Instrument No. 20011203-0132019 and Instrument No. 20011203-0132018, said Register's Office, and by Quitclaim Deeds from Mary Alice Gilpin of record in Instrument No. 20010111-0003613 and Instrument No. 20001213-0122750, said Register's Office.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deeds of Record.
>
> The current mailing address for said property is 1213 Sussex Court, Nashville, Tennessee 37207.

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.

Davidson County DEEDWARR
Recvd: 03/26/02 15:08 3pgs
Fees:18.00 Taxes:388.50
20020326-0036808

2. Any and all matters as they may appear on the plan of record in Book 2331, page 115, said Register's Office.

3. Subject to Sewer Easement of record in Book 6255, page 834, said Register's Office.

And, we, the GRANTORS, 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.

Joinder of Spouse: RENEE GILPIN, wife of DAVID G. GILPIN, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

DAVID G. GILPIN executes this Warranty Deed as Attorney-in-Fact for SARA E. DOUCE, under a Power of Attorney being recorded simultaneously herewith as Instrument No. 200203260036807, in the Register's Office for Davidson County, Tennessee.

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

"GRANTORS"

DAVID G. GILPIN

RENEE GILPIN

SARA E. DOUCE
BY: David G. Gilpin, Attorney In Fact

"GRANTEES"

JACK KEVIN PAGE

BETH TROTTER PAGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID G. GILPIN and wife, RENEE GILPIN, and JACK KEVIN PAGE and wife, BETH TROTTER PAGE, 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 20th day of March, 2002.

NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 20th day of March, 2002, before me, personally appeared DAVID G. GILPIN to me known to be the person who executed the foregoing instrument on behalf of SARA E. DOUCE, and acknowledged that he executed the same as the free act and deed of the said SARA E. DOUCE.

WITNESS my hand and official seal this the 20th day of March, 2002.

NOTARY PUBLIC

AT LARGE ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of March, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005