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RECORD & RETURN TO:
FILE BOX 36 if Davidson County

18104

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/02 16:27 2pgs
Fees:13.00 Taxes:904.65

20020326-0036925

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 244,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF March, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18104

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
3818 Woodmont Lane Nashville, TN 37215	National Bank of Commerce 115 29th Avenue South Nashville, TN 37212	116-12-046

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph G. Cummings, ~~II~~ III and Mary Britton Cummings, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Karen A. Silien, Unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

JGC MBTC

Land in Davidson County, Tennessee, being Lot No. 10, Block "G", on the Plan of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph G. Cummings, III and Mary Britton Thompson, both unmarried, a one (1/2) undivided interest each, as tenants in common, by deed from Katrina L. Smith Worlund and husband, Larry Worlund, of record in Instrument No. 200001070002684, Register's Office for Davidson County, Tennessee. The said Mary Britton Thompson, now known as Mary Britton Cummings.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, and water rights contract of record in Book 1071, page 420, said Register's office.

KS JGC

This property is also known as improved property located at 3818 Woodmont Lane, Nashville, TN 37215.

MBTC

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 GRANTORS do covenant with the said GRANTEES that they are 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 22 day of March, 2002..

AMBC
JGC

Joseph G. Cummings, ~~II.~~ III

Mary Britton Cummings

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 22, 2002, before me personally appeared Joseph G. Cummings, II. and Mary Britton Cummings to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 22nd day of March, 2002.

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.