RETURN TO:
Taylor Title & Escrow, Inc
51 Century Blvd., Suite 130
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/02/02 14:51 4pgs
Fees:23.00 Taxes:240.50
20020402-0039966

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible].00

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of March, 2002.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charlotte Thompson
1814 14th Avenue, North
Nashville, Tennessee 37208

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 81-7-313

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cardelia Green Bender and Patricia Marie Green** and **Thressia Green McClure and Alton Virgil Green, and Wadie Laval Green** hereinafter referred to as Grantors, hereby transfer and convey to **Charlotte Thompson, unmarried** hereinafter referred to as 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. 15 on the Map of W.S. Settle's Subdivision of Lot No. 7 of the Woodward Property, as of record in Book 57, page 132, Register's Office for said County, and described as follows:

Said Lot No. 15 fronts 50 feet on the easterly side for 14th Avenue North, and extends back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Charles W. Green and wife, Charlene C. Green by deed from David J. Carney and wife, Lula Carney of record in Book 3403, Page 515, Register's Office for Davidson County, Tennessee.

Being further conveyed to Cardelia Green Bender, Patricia Maria Green, Alton Virgil Green, Wadie Laval Green, and Thressia Green McClure by Last Will and Testament of Charlene Green, deceased of record in Will Book 234, Page 1, in the Seventh Circuit Court for Davidson County, Tennessee.

County/City Taxes for the year 2002 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 57, Page 132, Register's Office for Davidson County, Tennessee.

3. Any and all visible easements lying on or across the property.

4. Rights or claims of parties in possession not shown by the public records.

5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 1814 14th Avenue, North, Nashville, Tennessee 37208.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 22 day of March, 2002.

Thressia Green-McClure
Thressia Green McClure

Cardelia Green Bender
Cardelia Green Bender

Patricia Maria Green by Cardelia Green Bender attny-in-fact
Patricia Maria Green

Alton Virgil Green by Cardelia Green Bender attny-in-fact
Alton Virgil Green

Wadie Laval Green
Wadie Laval Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Cardelia Bender Green, with whom I am personally acquainted and who proved ~~him~~her self to be the attorney in fact of Patricia Marie Green, and who, being authorized to do so, acknowledged that~~he~~she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2002

Notary Public

My Commission Expires:

_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Cardelia Bender Green, with whom I am personally acquainted and who proved ~~him~~her self to be the attorney in fact of Alton Virgil Green, and who, being authorized to do so, acknowledged that~~he~~she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2002

Notary Public

My Commission Expires:

_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cardelia Bender Green, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2002.

Notary Public

_____

My Commission Expires

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wadie Laval Green, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2002.

Notary Public

_____

My Commission Expires

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thressia Green McClure, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2002.

Frances B. Weldon
Notary Public

September 9, 2002
My Commission Expires

FRANCES B. WELDON
Comm. # 1193122
NOTARY PUBLIC-CALIFORNIA
San Diego County
My Comm. Expires Sept. 8, 2002

04764-SH