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.
Thomas D. Arrington, et ux 1033 Lake View Drive Hermitage, TN 37076	Same as New Owner	Map 58 Parcel 22

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, PHILLIP E. ARRINGTON, a single man, individually, and as the only heir of William E. Arrington, Jr. and wife, Elizabeth M. Arrington, both deceased, and THOMAS D. ARRINGTON and wife, DOROTHIA MAE ARRINGTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto THOMAS D. ARRINGTON and wife, DOROTHIA MAE ARRINGTON, 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:

> Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 1 of Exhibit "A" on the Plan of the subdivision of the lands of Dr. J.H. Jordan, deceased, as of record in Plan Book 2, page 79, Chancery Court at Nashville, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 27, 1955, as follows:
>
> Beginning on the easterly margin of Cato Road at the northwest corner of that part on said Lot No. 1 conveyed to William Burton Clinard and wife, by deed from Andy Glaus, Jr. and wife, of record in Book 2395, page 353, Register's Office for Davidson County, Tennessee; thence with said Clinard's northern boundary line, North 62 deg. 12' East 400 feet to an iron pin, said Clinard's northeast corner; thence North 27 deg. 48' West 100.4 feet to an iron pin; thence South 70 deg. 35' West 403 feet to the easterly margin of said Road; thence with same, South 27 deg. 48' East 160 feet to the beginning.
>
> Being the same property conveyed to William E. Arrington, Jr. and wife, Elizabeth M. Arrington, and Thomas D. Arrington and wife, Dorothia Mae Arrington, by deed of record in Book 2907, page 301, Register's Office for Davidson County, Tennessee (also see deed of record in Book 4926, page 286, Register's Office for Davidson County, Tennessee). The said Elizabeth M. Arrington died on November 26, 1991, at which time the property became vested in William E. Arrington, Jr., a/k/a William Edward Arrington, Jr.; and, William E. Arrington, Jr. died intestate on April 23, 1999, survived by Phillip E. Arrington, the only child born to or adopted by him during his lifetime, and his only heir-at-law. Upon the death of William E. Arrington, Jr., Phillip E. Arrington became vested with ownership and title to the said property.
>
> The said property is improved property located at 4360 Cato Road, Nashville, TN.
>
> The property description, as contained herein, 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.

Davidson County DEEDWARR
Recvd: 04/08/02 09:20 2pgs
Fees:13.00 Taxes:55.50
20020408-0042263

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.

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.

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

"GRANTORS"

PHILLIP E. ARRINGTON

THOMAS D. ARRINGTON

DOROTHIA MAE ARRINGTON

"GRANTEES"

THOMAS D. ARRINGTON

DOROTHIA MAE ARRINGTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP E. ARRINGTON, a single man, and THOMAS D. ARRINGTON and wife, DOROTHIA MAE ARRINGTON, 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 and official seal this the 1st day of April, 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 }

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of April, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005