THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 04/08/02 09:33 2pgs
Fees:13.00 Taxes:242.35

20020408-0042277

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
L. Russell Temple, et al 809 Virginia Ave Nashville, TN 37216	Same as New Owner	Map 61-06 Parcel 94

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, JUANITA FRANCES BRIGGS, joined by her husband, MAURICE BRIGGS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto L. RUSSELL TEMPLE and JOZELLA M. TEMPLE, as tenants in common (and not as tenants by the entirety), each owning a one-half (1/2) undivided interest, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the northerly 58 feet of the southerly 68 feet of Lot No. 135 on the Plan of Maplewood Heights Subdivision, as of record in Book 547 (erroneously shown in previous deeds as Book 546), pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 135 fronts 58 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Juanita Frances Briggs by deed from Mary Baker Roberts and husband, William Robert Roberts, of record in Book 6495, page 53, Register's Office for Davidson County, Tennessee.

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

The mailing address for the said property is 4117 Edwards Avenue, Nashville, TN 37216.

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. Any and all matters as they may appear on the plan of record in Book 547, pages 77 and 78, said Register's Office.

3. Restrictive Covenants of record in Book 5043, page 514, Book 5093, page 690 and Book 5248, page 408, 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: MAURICE BRIGGS, husband of JUANITA FRANCES BRIGGS, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

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

"GRANTORS"

Juanita Frances Briggs
JUANITA FRANCES BRIGGS

Maurice Briggs
MAURICE BRIGGS

"GRANTEES"

L. Russell Temple
L. RUSSELL TEMPLE

Jozella M. Temple
JOZELLA M. TEMPLE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANITA FRANCES BRIGGS and husband, MAURICE BRIGGS, and L. RUSSELL TEMPLE and JOZELLA M. TEMPLE, 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 28th day of March, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,500.00.

Jozella M. Temple
Affiant

Sworn to and subscribed before me, this the 28th day of March, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005