This Instrument Prepared By:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 04/24/02 09:55 1pgs
Fees:13.00 Taxes:647.50
20020424-0050382

Warranty Deed

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Nos.:**
Nicholas D. Bailey 4700 Elkins Avenue Nashville, TN 37209	Nicholas D. Bailey 4209 Nebraska Avenue Nashville, TN 37209	91-15-338

For good and valuable consideration received, Dr. Peter M. Morgan, Jr. Executor of the Estate of Eva Jean Wrather, by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 01P-1585, unto the Grantee, Nicholas D. Bailey, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Eva Jean Wrather, deceased, described as follows:

Beginning at the northwest corner of Elkins Avenue (formerly 2nd Avenue) and 47th Avenue North (formerly 6th Street); thence with the northerly margin of Elkins Avenue, westerly 75 feet; thence northerly parallel with 47th Avenue North 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley easterly 75 feet to the westerly margin of 47th Avenue North; thence with the westerly margin of said avenue southerly 150 feet to the beginning.

Being the same property conveyed to Robert J. Wrather and wife Aubrey Hayes Wrather to Eva Jean Wrather by deed dated February 28, 1936 and filed for record in Book 996, Page 57, Register's Office for Davidson County, Tennessee. Said Robert J. Wrather and Aubrey Hayes having since died and leaving one heir, Eva Jean Wrather. Said Eva Jean Wrather having since died. This is improved property known as 4700 Elkins Avenue, Nashville, Tennessee and a guesthouse located at 321 47th Avenue North Nashville, TN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Executor of the Estate of Eva Jean Wrather, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of April, 2002.

Dr. Peter M. Morgan Executor
DR. PETER M. MORGAN, Jr. Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2002, before me personally appeared, Dr. Peter M. Morgan, Jr. Executor of the Estate of Eva Jean Wrather, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the Estate of Eva Jean Wrather, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 19th day of April, 2002.

Mary Frances Rudy
NOTARY PUBLIC

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-28-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $175,000.00.

AFFIANT

Sworn and subscribed before me, this 19th day of April, 2002.

Mary Frances Rudy
NOTARY PUBLIC

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.