PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(GJ) Title No: 43306
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/26/02 14:37 2pgs
Fees:13.00 Taxes:712.25
20020426-0051766

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Arthur B. Douglas Carolyn J. Horton 607 Hogan Road Nashville, Tennessee 37220	Bankers Mortgage Company 761 Old Hickory Blvd Suite 300 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 146-15-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$192,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert G. Eldred and spouse, Diane K. Eldred**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arthur B. Douglas and Carolyn J. Horton, ,joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Haileywood Estates, Section 1 of record in Book 2330, page 57, Register's Office for said County.

Said Lot No. 10 fronts 118.9 feet on the southerly margin of Hogan Road and extends back 283.2 feet on the broken easterly line and 283.0 feet on the westerly line to a dead line in the rear. Measuring 125.8 feet thereon.

Being the same property conveyed to Robert G. Eldred and wife, Diane K. Eldred by deed from David A. Wade and wife, Tammy K. Wade of record in Book 8247, page 350, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330 Page 57, said Register's Office, which Plan shows a 100 foot minimum building setback line from Hogan Road and a 10 foot easement for public utility purposes along the rear line(s). And a 20 foot easement for public utility purposes along the easterly side line of said lot.

This is improved property, known as: 607 Hogan Road, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 2002.

Robert G. Eldred

Diane K. Eldred

State of TENNESSEE

County of DAVIDSON

On this 26th day of April, 2002 , before me the undersigned authority, personally appeared Robert G. Eldred Diane K. Eldred , to me known (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 the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $192,500.00

Affiant

Sworn and subscribed before me this the 26th day of April, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public