File Box 8

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Laura E. Weems
2314 McGavock Pike
Nashville, Tennessee 37216

MORTGAGEE:
Bank of America,N.A.
414 Union Street
Nashville, TN 37289

Davidson County DEEDWARR
Recvd: 04/30/02 14:21 3pgs
Fees:18.00 Taxes:364.45

20020430-0053025

SEND TAX BILL TO:
Mortgagee

MAP **062-13-0**
GROUP
PARCEL **082.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronnie W. Glover, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Laura E. Weems, unmarried,** hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Map of Geo. I Waddy's Subdivision of the W. N. Morgan 18.25 acre tract, of record in Book 843, page 1001, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the south side of the Williams Ferry Road and runs back between lines, 263 feet on the easterly line and 242.6 feet on the westerly line, to the north line and 242.6 feet on the westerly line, to the north line of Lot No. 11 on which it measures 70 feet.

Being the same property conveyed to Ronnie W. Glover, unmarried by deed from Richard Stanley Brown, III, Administrator of the Estate of Richard Stanley Brown, Jr, dated December 20, 1920, of record in Instrument 20020102-0000242, Register's Office for Davidson County, Tennessee.

This is improved property known as 2314 McGavock Pike, Nashville, Tennessee 37216.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 062-13-0, Parcel 082.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 843, page 101, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29th day of April, 2002.

Ronnie W. Glover

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ronnie W. Glover, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this the 29th day of April, 2002.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

My Commission Expires Dec. 15, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $98,500.00.

Laura G. Weems
AFFIANT

Subscribed and sworn to before me on this the 29th
day of April, 2002.

NOTARY PUBLIC
My Commission Expires:

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004