WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/02 08:52 2pgs
Fees:13.00 Taxes:666.00

20020506-0054957

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACQUELINE E. MORGAN-DAVIS	SAME	MAP 95-08 PAR. 110
(NAME)	(NAME)	
137 SPRING VALLEY ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL E. DAVIS and BRUCE ALLAN DAVIS, HEIRS AT LAW OF GRACE E. DAVIS, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACQUELINE E. MORGAN-DAVIS, a single woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 on an unrecorded re-subdivision of Lot Nos. 71, 72 and 73, on the Map of Bluefields Subdivision of record in Book 843, page 34, Register's Office for said County, and described according to survey made by Z. J. Wilkinson, Surveyor, July 10, 1950, as follows:
BEGINNING at an iron pin in the northerly margin of Spring Valley Road at the corner of Lots Nos. 9 and 10; thence with the line between said lots north 14 degrees 49 minutes east 200 feet to a point, the southeast corner of Lot 11 on said re-subdivision; thence with the line between said Lots Nos. 10 and 11, westerly 263 feet to a point in the easterly margin of Spring Valley Road; thence with the margin of the same, around a curve, in a southeasterly direction 335 feet, more or less, to the beginning.

Being the same property conveyed Allan D. Davis and wife, Grace E. Davis by deed of record in Book 2152, page 407, Register's Office for Davidson County, Tennessee; the said Allan D. Davis having died May 1, 2001 and the said Grace E. Davis having died January 23, 2002 Intestate, the property vests in her sole heirs at law Paul E. Davis and Bruce Allan Davis.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is not the principal residence of the Grantors.

This is improved property, known as 137 Spring Valley Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of April, 2002.

PAUL E. DAVIS

BRUCE ALLAN DAVIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, PAUL E. DAVIS and BRUCE ALLAN DAVIS the within named bargainor(s), with whom I am personally acquainted or proved to be 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: 4/30/2002.

Commission expires:

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 29, 2004

Notary Public