STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

X Angela Y. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2002

MICHAEL T. MOSER NOTARY PUBLIC Notary Public AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 3-25-06

MY COMMISSION EXPIRES

Davidson County DEEDWARR
Recvd: 05/07/02 14:32 2pgs
Fees:13.00 Taxes:273.43
20020507-0056254

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Angela Y. Jackson, an unmarried woman
(NAME)

1306 Ardee Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37216
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

AmSouth Bank
(NAME)

2050 Parkway Office Circle
(STREET ADDRESS)

Birmingham, AL 35244
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
61-16-286

FOR AND IN 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, **Dianna Lynn Muncrief Kelley, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Y. Jackson, an unmarried 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:

LAND in Davidson County, Tennessee, being Lot No. 31, Block "D", Re-Subdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, as shown on plat of record in Book 974, Pages 56 & 57, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dion B. Muncrief and wife, Dianna Lynn Muncrief, by Deed of Record in Book 7898, Page 617, Register's Office for Davidson County, Tennessee. Pursuant to a Final Decree of Divorce of record in Circuit Court Clerks office for Davidson County, Tennessee, Docket No 01D-162, said property has been vested in Dianna Lynn Muncrief. Dianna Lynn Muncrief Kelley is one and the same person as Dianna Lynn Muncrief.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 1306 Ardee 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 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. Whenever 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 my/our hand(s) this 22nd day of April, 2002.

Dianna Lynn Muncrief Kelley
Dianna Lynn Muncrief Kelley

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dianna Lynn Muncrief Kelley, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 22nd day of April, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of April, 2002.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of April, 2002.

My Commission Expires:_____ _____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282