PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/07/02 16:07 2pgs
Fees:13.00 Taxes:999.00
20020507-0056423

W & I Ref:(GJ) Title No: 43435
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael V. Forte Dana Forte 205 Spring Ridge Court Nashville,, Tennessee 37221	Same

TAX MAP-PARCEL NUMBERS: 155-15-43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Neysa Kelley and Cindy Connelley, as joint tenants with rights of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael V. Forte and spouse, Dana Forte** 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 McCrory Heights, First Revision of record in Book 9700, page 162, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Neysa Kelley and Cindy Connelley, Joint Tennants with Rights of Survivorship by deed from Jesse Paul Hubling and wife, Dianne Mary Hubling of record in Book 11651, page 458, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700 Page 162, said Register's Office, which Plan shows a minimum building setback line to be determined by Metro Zoning Ordinances and a 10, 15, 10 foot easement for public utility and drainage purposes along the westerly, front and broken rear line(s) respectively.

This is improved property, known as: 205 Spring Ridge Court, Nashville,, Tennessee 37221

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 1st day of May, 2002.

Neysa Kelley

Cindy Connelley

State of TENNESSEE

County of DAVIDSON

On this 1st day of May, 2002 , before me the undersigned authority, personally appeared Neysa Kelley and Cindy Connelley , 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 $270,000.00

Affiant

Sworn and subscribed before me this the 1st day of May, 2002

My Commission Expires:

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

My Commission Expires 7/26/2003

Notary Public