PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **May, 2002** between **LEONARD DAVIDSON and OLGA DAVIDSON, husband and wife** , GRANTOR, and **AEX PROPERTIES, RALPH STEVE RANDOLPH, PARTNER and JAMES D. CALDWELL, PARTNER**, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **MADISON,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Farview Section Two, of record in Book 3600, Page 6, Register's Office for said County.

Said Lot No. 43 fronts 81.2 feet on the northerly side of Anderson Lane and extends back 109.4 feet on the westerly line and 136.8 feet on the easterly line, to a line in the rear on which it measures 91.3 feet.

Being the same property conveyed to Leonard Davidson and wife, Olga M. Davidson by deed from James W. Blair and wife, Betty Blair, of record in Book 4113, Page 107, Register's Office for Davidson County, Tennessee.

THIS DEED OF TRUST WAS PREPARED FROM INFORMATION OBTAINED FROM THE PARTIES. NO TITLE SEARCH WAS PERFORMED ON THE PROPERTY; THEREFORE, THE PREPARER ASSUMES NO LIABILITY OR RESPONSIBILITY WHATSOEVER.

Davidson County DEEDWARR
Recvd: 05/09/02 13:19 2pgs
Fees:13.00 Taxes:318.20



20020509-0057374

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Leonard Davidson

LEONARD DAVIDSON
Signature of Seller

Olga Davidson

OLGA DAVIDSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LEONARD DAVIDSON and OLGA DAVIDSON, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **May, 2002.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

AEX PROPERTIES, RALPH STEVE RANDOLPH, PARTNER and JAMES D. CALDWELL, PARTNER
508 Nesbett Lane
Madison, TN 37115

Property Address:

605 ANDERSON LANE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: 43-6, #119

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$86,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **May, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076