Davidson County DEEDWARR
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Fees:13.00 Taxes:73.82
20020513-0058431

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

John Nicely and wife, Mary Nicely

TO: Catherine Dunaway
716 A Harpeth Parkway West
Nashville TN 37221

MAP: 112

PARCEL: 105

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of NINETEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS ($19,9500.00) of which $11,768.31 has been paid in cash and for the balance of $8,189.69 grantee has executed her note dated as of April 19, 2002, more particularly described in and secured by a deed of trust executed and recorded simultaneously herewith, the receipt and sufficiency of all of which are hereby acknowledged, we, John Nicely and wife, Mary Nicely, Grantors herein; have bargained and sold and by these presents do convey unto Catherine Dunaway, Grantee herein, her heirs and assigns, the following described property:

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 42 on the unrecorded plan of Frontier Acres being more particularly described as follows: BEGINNING at an iron pin set in the northerly margin of the right of way for Gourley Road at the Cheatham-Davidson County line and in the northwesterly margin of a fifty feet wide easement for ingress, egress and public utilities for the benefit of lands lying north and northwest of the subject tract formerly owned by Frontier Acres, Ltd. and now owned by its successors and assigns; thence with said county line and margin of said easement north 43 degrees 16 minutes 45 seconds east 632.52 feet to an iron pin; thence leaving said county line and crossing said easement south 09 degrees 53 minutes 16 seconds west 496.54 feet to an iron pin in said margin of the right of way for Gourley Road; thence with said margin around a curve to the left with delta of 11 degrees 49 minutes 16 seconds, radius of 964.06 feet, chord of 198.58 feet for a distance of 198.90 feet to an iron pin; thence north 88 degrees 38 minutes 53 seconds west 151.44 feet to the beginning, and containing 1.93 acres, more or less, according to a survey by Winston Gaffron, Jr., R.L.S. No. 1070, 8386 Greenvale Drive, Nashville, Tennessee 37221, which survey is the source of this description.

Lot No. 42 as described hereinabove is subject to a fifty feet wide easement for ingress, egress and public utilities for the benefit of lands belonging to Dixieland Co., its successors and assigns lying north and northwest of said tract which easement runs from Gourley Road and which lies between parallel lines, the northwesternmost

of which is the northwest boundary of said tract. Said easement shall not be blocked or obstructed by gates or any other means.

AND BEING part of the same land conveyed to Grantors by deed of record as Instrument No. 6405 page 499 in the Register's Office for Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands as of this the 30th day of April, 2002.

JOHN NICELY

MARY NICELY

STATE OF Alabama

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, JOHN NICELY and wife, MARY NICELY, 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 the 30 day of April, 2002.

Carrie D. Patterson
NOTARY PUBLIC

My commission expires: 2-23-05

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $19,950.00.

Catherine A. Dunaway
Grantee

SWORN to and subscribed before me this the 6th day of May, 2002.

Julia A. Walker
NOTARY PUBLIC

My commission expires: 11-23-2003