Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1219

Davidson County DEEDWARR
Recvd: 05/14/02 13:17 2pgs
Fees:13.00 Taxes:375.62
20020514-0059160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steve Donnelly,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher G. Graves,** 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. 123 on the Plan of Charlotte Park, Section 2, as of record in Book 2663, page 23, RODC, to which reference is made for a complete description of said Lot.

Also being known as 519 Annex Ave., Nashville, TN 37209

Being the same property conveyed to Steve Donnelly by instrument No. 2002319-0033984 Registers office for said County.

The property conveyed herein is subject to that obligation evidenced by the Deed of Trust of record in Book 10790, page 41, RODC, matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year which have not been prorated between the parties.

By the acceptance of the delivery of this Warranty Deed, the Grantee has agreed to the assumption of the obligation evidenced in the Deed of Trust recorded in Book 10790, page 41, RODC , and as ecidenced by the Assumption Agreement recorded subsequent to this instrument.

This is improved property, known as: 519 Annex Avenue, Nashville TN 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 9th day of May, 2002

Steve Donnelly

State of Tennessee)
County of Davidson)

On this 9th day of May, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steve Donnelly and , the bargainor(s), 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.

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 101,518.72.**

Affiant

Sworn and subscribed before me on this the 9th day of May, 2002.

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christopher G. Graves	**Same**	**90-12-110**

519 Annex Avenue
Nashville, TN 37209