BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,600.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2002. Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003. (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/15/02 11:19 2pgs
Fees:13.00 Taxes:287.12
20020515-0059624

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD BRUCE BAXTER	**NEW SOUTH FEDERAL SAVINGS BANK**	**083-03-0 183**
(NAME) **110 ROSEBANK AVENUE**	(NAME) **210 AUTOMATION WAY**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **BIRMINGHAM, AL 35210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, JOYCE A. GATLIN, BEING THE SOLE HEIR AT LAW OF WILSE WILLIAMS AND WE, JAN ELAINE GATLIN, JOY CAROL GATLIN AND JADA PATRECE GATLIN, BEING THE DEVISEES UNDER THE UNPROBATED LAST WILL AND TESTAMENT OF WILSE WILLIAMS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD BRUCE BAXTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly half of Lot No. 3 on the Plan of W. S. Ashworth's Subdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, page 153, Register's Office for said County.

Said part of Lot No. 3 fronts 50 feet on the northerly side of Rosebank Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Wilse Williams and wife, Mary Louise Williams, of record in Book 1235, page 269, said Register's Office. The said Mary Louise Williams having predeceased Wilse Williams and the said Wilse Williams having since died. Wilse Williams is survived by his sole heir at law, Joyce A. Gatlin. Pursuant to the unprobated but recorded Will of Wilse Williams (See Book 10405, page 151, said Register's Office) the devisees, Jan Elaine Gatlin, Joy Carol Gatlin and Jada Patrece Gatlin (a/k/a Jada Patrice Gatlin ak/a Jada Petrie Gatlin) join in this conveyance for the purposes of conveying any right, title and interest in said property, if any. Jeffrey Thomas Gatlin predeceased Wilse Williams and died an unmarried person.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

See Affidavit of Heirship being recorded simultaneously herewith of record as Instrument Number + 20020515-0059623 said Register's Office.

This is not the principal residence of any of the grantors herein.

Unimproved ( )
This is improved(X) property, known as **110 ROSEBANK AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 our hand(s) this 13th day of May, 2002.

JOYCE A. GATLIN

JAN ELAINE GATLIN

JOY CAROL GATLIN

JADA PATRECE GATLIN

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 **JOYCE A. GATLIN, JAN ELAINE GATLIN, JOY CAROL GATLIN AND JADA PATRECE GATLIN,** the bargainor(s), 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 and official seal at Nashville , Tennessee this 13th day of May, 2002.

Commission expires: **October 25, 2003**

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public