RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40814 File Box "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

Davidson County DEEDWARR
Recvd: 05/16/02 15:46 2pgs
Fees:13.00 Taxes:1942.50
20020516-0060453

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Williamson, III	Capital Bank & Trust Company	104-10-133
401 Fairfax Avenue	1820 West End Avenue	
Nashville, TN, 37212	Nashville, TN 37203	

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/WE,

M. Shaw Flippen, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David G. Williamson, III, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 113 on the Map showing R.W. Grizzard's subdivision of part of the Bosley tract, not of record, described according to a survey made by Erie Drake, county surveyor, October 10, 1930, as follows:

Beginning at the southeast corner of Jones or Fairfax Avenue and Marlborough Avenue thence with the southerly margin of Jones Avenue eastwardly 75 feet to the corner of lots nos. 113 and 114; thence with the line between said two lots, southwardly 200 feet to the northerly line of Lot No. 191; thence with same, westwardly 110 feet to the easterly margin of Marlborough Avenue; thence with said avenue, northwardly 200 feet to the beginning.

INCLUDED in this description but expressly EXCLUDED from this conveyance is that portion of subject property taken by the State of Tennessee for Highway purposes as ordered in Book 4823, page 591, Register's Office for said County.

Being the same property conveyed to M. Shaw Flippen Jr. by Warranty Deed from Vincent J. Punaro and wife, Rosa Punaro, of record in Instrument #20010307-0021360, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 401 Fairfax Avenue, Nashville, TN 37212

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 and 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 my/our hand(s) this 15th day of May, 2002

M. Shaw Flippen, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named M. Shaw Flippen, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2002

Notary Public

My Commission Expires: 9/28/2002

