WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
16th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy G. Dial	SAME AS NEW OWNERS ~~First Tennessee Bank N.A.~~	MAP 132-1
& wife, Barbara C. Dial (NAME)	(NAME)	
~~4040 General Bate Drive~~		PARCEL 103
1224 Parker Place (ADDRESS)	(ADDRESS)	
~~Nashville, TN 37204~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
~~Brentwood, TN 37027~~		

FOR AND 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, WE, Flavia M. Morphis, Executrix of the Estate of Audrey Martin Vaughan, deceased and also as Beneficiary under the Will of the said Audrey Martin Vaughan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy G. Dial and wife, Barbara C. Dial

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. 97 on the Map of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 125 feet on the easterly side of Bates Drive as measured around a slight curve and runs back 198 feet on the north line and 182.3 feet on the south line to a dead line on which it measures 92 feet.

Being the same property conveyed Jesse K. Vaughan and wife, Audrey Martin Vaughan by Warranty Deed from B. Warren Fuson and wife, Madge Haggard Fuson as of record in Book 3531, Page 223, Register's Office for Davidson County, Tennessee. The said Jesse K. Vaughan having predeceased Audrey Martin Vaughan. By Will of Audrey Martin Vaughan, property was devised to Flavia Martin (Mrs L. M.) Morphis. Said Will is of record in Will Book 3926 Page 724259, Docket #02P-743, Probate Court, Davidson County, Tennessee, a certified copy of which is being recorded in the Register's Office for Davidson County, Tennessee as Instrument No.

THIS CONVEYANCE IS MADE SUJBECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF ROLLING MEADOWS OF RECORD IN BOOK 1424, PAGES 98 AND 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 05/17/02 15:54 2pgs
Fees:13.00 Taxes:555.00

20020517-0060969

unimproved ( )
This is improved (X) property, known as 4040 General Bate Drive, Nashville, Tn 37204
(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 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 hand this 16th day of May, 2002

Flavia M Morphis

Flavia Martin Morphis F M M

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 Flavia M. Morphis a/k/a Flavia Martin Morphis

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 16th day of March, 2002.

Commission expires March 25, 2006

_____
Notary Public

LONNIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public