SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,310.00

Tracy L. Missildine
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of May, 2002.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Expires: 8/14/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/24/02 10:45 2pgs
Fees:13.00 Taxes:245.35
20020524-0063467

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tracy L. Missildine
6010 Deal Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Union Planters Bank
401 Union Street
Nashville, TN. 37219

MAP-PARCEL NUMBERS:
091-090-090.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frances J. Spence Spradlin, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Tracy L. Missildine, an unmarried woman** hereinafter referred to as 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 the westerly 70 feet of Lot No. 41 on the Map of T.M. Nall's Subdivision of certain Lots in B.F. Cockrill's Land, as of record in Book 421, page 63, Register's Office for said County, described according to a survey by Hal R. Swann, Jr., Surveyor, dated July 15, 1961 as follows:

Beginning at a point in the northerly margin of Deal Avenue, the common corner of Lots Nos. 40 and 41; thence northerly along the line between said Lots 217.8 feet to a point; thence easterly 70 feet to a point; thence southerly 217.8 feet to a point in the northerly margin of Deal Avenue, said point being 450 feet, more or less, from the intersection of said Avenue and Stevenson Avenue; thence westerly along the northerly margin of Deal Avenue 70 feet to the point of beginning.

Being the same property conveyed to Paul C. Spradlin and wife, Frances J. Spence Spradlin by Warranty Deed from Edward C. Fuqua and wife, Lois Marie Fuqua of record in Book 3254, Page 573, Register's Office for Davidson County, Tennessee. Paul C. Spradlin has since deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6010 Deal Avenue, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 22nd day of May, 2002.

Frances J Spence Spradlin

Frances J. Spence Spradlin

By Clarence Spence

Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence Spence, with whom I am personally acquainted and who proved himself to be the attorney in fact of Frances J. Spence Spradlin and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2002.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Expires:

05229-BP