Davidson County DEEDWARR
Recvd: 05/24/02 14:36 2pgs
Fees:13.00 Taxes:617.90
20020524-0063669

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| Richard Douglass Mason<br>2810 Sugartree Road<br>Nashville, TN 37215 | SAME | Map 117-13<br>Parcel 72 |

# WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Sara R. Gilbert ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Richard Douglass Mason ("Grantee"), his heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Woodmont Estates, #2 of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said lot fronts 100.2 feet on the northerly side of Sugartree Road and runs back between lines, 162.8 feet on the easterly line and 204.4 feet on the westerly line to a dead line, measuring 132 feet.

BEING the same property conveyed to John D. Gilbert and Sarah R. Gilbert by deed from James J. Vaughn, Jr., and wife, Florence J. Vaughn of record in Book 2639, Page 81, Register's Office for Davidson County, Tennessee, the said John D. Gilbert having since died vesting title in Sarah R. Gilbert as surviving tenant by the entirety.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County taxes, a lien not yet due or payable, which have been prorated at closing and are hereby assumed by the Grantee.

(2) Plan of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee.

(3) Ten foot easement for telephone and light wires and pipe lines along the southeasterly margin of premises, as reserved in the deed from Third National Bank, Trustee to A.R. Green and wife, of record in Book 1510, page 551, Register's Office for Davidson County, Tennessee.

(4) Terms, provisions, covenants, conditions, restrictions, charges, assessments and liens provided in the Covenants, Conditions and Restrictions as of record in Book 1449, page 61 and Book 1781, page 561, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property commonly known as 2810 Sugartree Road, Nashville, Davidson County, Tennessee 37215.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 24th day of May, 2002.

**GRANTOR:**

Sara R. Gilbert

Sara R. Gilbert

By Gaynelle Gilbert McClanahan

Gaynelle Gilbert McClanahan,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gaynelle Gilbert McClanahan , with whom I am personally acquainted, and who acknowledge that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the ATTORNEY-IN-FACT of Sara R. Gilbert, and is authorized by her to execute this instrument on behalf of her.

WITNESS my hand, at office, this 24th day of May, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Richard Douglas Mason
Affiant

Sworn to and subscribed before me this 24 day of May, 2002.

Notary Public

My Commission Expires: 3/25/06

KHP/McClanahan/Deed