(1)

13436

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/02 11:12 2pgs
Fees:13.00 Taxes:321.90

20020528-0064180

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $87,000.00.

Barbara D. Mills
Affiant

NOTARY PUBLIC
J. Michael Morgan
My Commission Expires
July 30, 2005

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF MAY, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18330

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
300 Errol Lane Nashville, TN 37209	SAME	91-05-A-016.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Catherine C. Davis, unmarried, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto Barbara Mills and husband, Joseph G. Mills, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 15 on the Plan of Second Revision Final Plat, Sylvan Heights, Phase Two, of record in Book 7900, page 216, as amended by Surveyor's Certificate of Correction of record in Book 8308, page 122, in the Register's Office for Davidson County, Tennessee, to which plan, as corrected, reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Catherine C. Davis, unmarried, by Deed dated August 22, 1996, from Paul H. Watts, Jr. and wife, Rhonda C. Watts, of record in Book 10169, page 36, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees;
2. Matters shown on plan of record in Book 7900, page 216, as corrected in Book 8308, page 122; and shown on boundary plat of record in Book 6900, page 663, in the Register's Office for Davidson County, Tennessee;
3. Restrictive covenants of record in Book 7568, page 400, as amended in Book 788, page 831, and Book 8268, page 626, in said Register's Office;
4. Deed of conveyance of common areas of record in Book 8268, page 633, in said Register's Office;
5. Charter of the Sylvan Heights Homeowners' Association, Inc., of record in Book 7601, page 632, in said Register's Office; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 500 Killean Court, Nashville, Tennessee 37209. The mailing address of the property is 300 Errol Lane, 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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 hands this 24th day of May, 2002.

Catherine C. Davis

Catherine C. Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 24, 2002, before me personally appeared Catherine C. Davis to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 24th day of May, 2002.

J. Michael Morgan

NOTARY PUBLIC J. Michael Morgan

My Commission Expires: _____