PROPERTY TAX INFORMATION:

OWNER: Keith R. Trehy
Angela W. Edwards
1512 Forest Avenue
Nashville, TN 37206

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 82-9
Parcel: 275

Davidson County DEEDWARR
Recvd: 05/28/02 14:37 2pgs
Fees:13.00 Taxes:832.13
20020528-0064413

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Oakley S. Ray and wife Kathleen W. Ray**, has bargained and sold and does hereby transfer and convey unto **Keith R. Trehy and wife Angela W. Edwards,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 1W-17045 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 93 on the plan of Dr. David T. Mcgavock's plan of Lots, (as) of record in Book 10, pages 606 to 609, inclusive, Register's Office for said County.
>
> Said Property fronts 50 feet on the easterly margin of 6th Ave. North and extends back between parallel lines 170.9 feet to an alley.
>
> Being the same property conveying a one-half (1/2) undivided interest as tenant in common to Oakley S. Ray, his heirs and assigns, and a one-half (1/2) undivided interest as tenant in common to Kathleen W. Ray, her heirs and assigns, dated 02/11/00, from Oakley S. Ray and wife, Kathleen W. Ray, of record in Instrument No. 200002180016436, Register's Office for Davidson County, Tennessee. For further source of title see Book 10415, Page 435, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2002 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 23rd day of May, 2002.

Oakley S. Ray

Kathleen W. Ray

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 23rd day of May, 2002, before me personally appeared Oakley S. Ray and wife Kathleen W. Ray, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 224,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 23rd day of May, 2002.

NOTARY PUBLIC

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04