PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

BOX 10-A

RETURN TO:
PREMIER TITLE & ESCROW, LLC
301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

W & I Ref: (ST) Title No: 43425

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/29/02 11:08 2pgs
Fees:13.00 Taxes:600.14

20020529-0064977

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian D. Cromwell 5117 Overton Road Nashville, Tennessee 37220	Suntrust Bank P.O. Box 305110 Nashville, Tennessee 37230

TAX MAP-PARCEL NUMBERS: 146-15-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,200.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Natalie A. Billingsby and spouse, John P. Fosbinder, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian D. Cromwell and wife, Belle T. Cromwell** . hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brentwood Hall Annex of record in Book 2330, Page 69, Register's Office for said County.

Said Lot No. 2, which is a corner lot, fronts 105.6 feet on the westerly margin of Overton Road and fronts 129 feet on the northerly margin of Brentlawn Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 154 feet on the northerly line and 130.5 feet on the westerly line, to a point of intersection.

Being the same property conveyed to Natalie a. Billingsby and John P. Fosbinder by deed from Cindy D. Lockhart, an unmarried person of record in Book 11023, Page 889, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330 Page 69, said Register's Office, which Plan shows a 40 foot minimum building setback line from Brentlawn Road and from Overton Road.

This is improved property, known as: 5117 Overton Road, Nashville,, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2002 .

Natalie A. Billingsby

Natalie A. Billingsby

John P. Fosbinder

John P. Fosbinder

State of TENNESSEE

County of

On this 24th day of May, 2002 , before me the undersigned authority, personally appeared **Natalie A. Billingsby and John P. Fosbinder** , to me known (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 the execution as a free act and deed.

CHRISTY WILKINSIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $162,200.00

Affiant

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

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: _____

Notary Public