19-A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 19063** Davidson County DEEDWARR Recvd: 05/31/02 08:17 2pgs Fees:13.00 Taxes:1191.40 20020531-0065890	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $322,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Giles D. Caver 2825 Sugartree Road Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** MAP 117-9 PAR 106 FB 7DA36945

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN L. BARKER AND WIFE, MARGARET P. BARKER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GILES D. CAVER AND WIFE, JENNIFER F. CAVER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2825 SUGARTREE ROAD, NASHVILLE, TENNESSEE 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2002.

JOHN L. BARKER

MARGARET P. BARKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN L. BARKER AND WIFE, MARGARET P. BARKER, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Woodmont Estates Number 2, as of record in Plat Book 1130, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John L. Barker and wife, Margaret P. Barker by deed from Dr. Gene Baker of record in Book 9537, page 181, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 8081, page 687; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 99, said Register's Office.