PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(ST) Title No: 43471
Dav. Co. File: Box 8

Return To:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 05/31/02 11:01 2pgs
Fees:13.00 Taxes:684.50
20020531-0066040

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lanham T. Preston Jeanne S. Preston 1135 Clifton Lane Nashville, Tennessee 37204	National Bank of Commerce 115 29th Avenue South Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS:118-09-244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan E. Ferguson Sluser, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lanham T. Preston and spouse, Jeanne S. Preston** 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. 2A on the Plan of Zone Lot Division of Lot Nos. 2, 3,4,5 and 7 on the Plan of Granclift Subdivision of record in Book 6200, Page 83 Register's Office for said County.

Said Lot No. 2A fronts 31.49 feet on the southerly margin of Clifton Lane and extends back 186.57 feet on the westerly line and 187.09 feet on the easterly line to a dead line in the rear, measuring 32.90 feet thereon.

Being the same property conveyed to Susan E. Ferguson, now known as Susan e. Ferguson Sluser by deed from Wendy B. Goldstein, married of record in Book 10598, Page 948, Registers' Office for Davidson County, Tennessee.

Derron Sluser, spouse of Susan E. Ferguson Sluser, joins in conveying any interest he might have in subject property.

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 6200 Page 83 amended in Book 6250, Page 305, said Register's Office, which Plan shows a 20 foot easement for public utility purposes along the rear line(s), with an 8 inch sewer line lying therein, and subject to notes 10 & 11 as follows: 10) Shaded driveway areas represent common access easements. 11) On all lots served with a common driveway each effective owner shall be responsible for their proportion share of maintenance of each driveway. An Ingress-Egress easement is provided for the use and benefit of all effective lots as shown hereon.

This is improved property, known as: 1135 Clifton Lane, Nashville,, Tennessee 37204

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.

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

Susan E. Ferguson Sluser
Susan E. Ferguson Sluser

Derron Sluser

State of TENNESSEE
County of DAVIDSON

On this 24th day of May, 2002 , before me the undersigned authority, personally appeared Susan E. Ferguson Sluser .and Derron Sluser , 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $185,000.00

Carrie Bruce
Affiant

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

My Commission Expires: 3-25-06

Michelle Marie Montague
Notary Public

MICHELLE MARIE MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006