THIS INSTRUMENT PREPARED BY:
JOHN M. CANNON
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Davidson County DEEDWARR
Recvd: 05/31/02 11:11 2pgs
Fees:13.00 Taxes:462.50
20020531-0066071

WARRANTY DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Nancy A. Kirkland and Clive J. Gregson	same	Map 118-11
2829 Azalea Place		Parcel 30
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, JOHN W. CHARPING and wife, BETTY J. LARSEN, hereinafter called the GRANTOR, have bargained and sold and by these presents does transfer and convey unto NANCY KIRKLAND and CLIVE J. GREGSON, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows to-wit:

> BEING Lot No. 32 of Block "B" on the Plan of Berry Hill Gardens as of records in Book 1130, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 32 fronts 80.0 feet on the west side of Azalea Place and extends back 131.5 feet on the north line and 121.7 feet on the south line, to a dead line in the rear on which it measures 45.0 feet.
>
> Being the same property conveyed to John W. Charping and wife, Betty J. Larsen by deed from Clarence Adams and wife, Sue Adams, of record in Book 7987, page 83, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any and all restrictions and easements of record.

This is improved property known as: 2829 Azalea Place, 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, his heirs and assigns, forever; and we do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 29 day of May, 2002.

JOHN W. CHARPING

BETTY J. LARSEN

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, JOHN W. CHARPING and BETTY J. LARSEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 29 day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 5/28/06

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $125,000.00.

Subscribed and sworn to before me, this the 29 day of May, 2002.

Affiant

NOTARY PUBLIC

My Commission Expires: 5/28/06