Davidson County DEEDWARR
Recvd: 06/03/02 14:25 3pgs
Fees:18.00 Taxes:1794.50
20020603-0066833

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, TN 37238-1800

Address New Owner:

Lamar G. Villere
108 Blackburn Avenue
Nashville, TN 37205

Send Tax Bills To:

Same

Map-Parcel Numbers

Map 130-02, Parcel 059

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **LEE C. DILWORTH** and wife, **JULIE DILWORTH,** the Grantors herein, have bargained and by these presents do transfer and convey unto **LAMAR G. VILLERE** and **MICHELLE J. BAUMAN,** as tenants in common, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Map of Bransford Realty Company's Belle Meade Golf Club Links Subdivision, as of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 70 fronts 60 feet on the westerly side of Blackburn Drive and extends back between parallel lines 190 feet to a dead line in the rear.

BEING the same property conveyed to Lee C. Dilworth and wife, Julie Dilworth, by deed from Thomas L. Barry and wife, Rebecca S. Barry, of record in Book 8604, page 11, said Register's Office.

This is improved property known as 108 Blackburn Avenue, Nashville, TN 37205.

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

GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property, all matters shown on the plan of record in Book 421, pages 94 and 95, an agreement of record in Book 5031, page 538, said Register's Office, and taxes for the current year which have been prorated and assumed by the Grantees herein. Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 3rd day of June, 2002.

LEE C. DILWORTH

JULIE DILWORTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Brake, a Notary Public of said county, Lee C. Dilworth, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of June, 2002.

Linda Brake
Notary Public

My Commission Expires:
3/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LINDA BRAKE, a Notary Public of said county, Julie Dilworth, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of June, 2002.

Linda Brake
Notary Public

My Commission Expires:
3/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $485,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 3 day of June, 2002.

Linda Brake
Notary Public

My Commission Expires: 3/27/04