This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 043-02-0
PARCEL: 100.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
E. Lee Nell and wife, Louise W. Nell
753 May Drive
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 06/03/02 15:27 2pgs
Fees:13.00 Taxes:314.50
20020603-0066954

WARRANTY DEED

THIS INDENTURE, made this 28th day of May, 2002 between

Beulah M. West

of Rutherford County, Tennessee, hereinafter referred to as **Grantor**, and

E. Lee Nell and wife, Louise W. Nell

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 57 on the Plan of Fairview Subdivision, Section III, as of record in Book 3700, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 86.0 feet on the Northerly margin of May Drive and extends back 217.3 feet on the Westerly line and 195.6 feet on the Easterly line to a deed line in the rear measuring 51.9 feet thereon.

Being the same property conveyed to Willie L. West and wife, Beulah M. West by Deed from George F. Sloan , and wife, Patricia Ann Sloan of record in Book 5257, Page 354, Register's Office for Davidson County, Tennessee.

The said Willie L. West now since being deceased, having died on 6/11/86.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Beulah M West

Beulah M. West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beulah M. West 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 and official seal at office this 28th day of May, 2002.

Notary

My Commission Expires: 1/13/2002



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $85,000.00.

Beulah M West

Affiant

Sworn to and subscribed before me, this 28th day of May, 2002.

Notary Public

My Commission Expires: 1/13/2002

