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PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 43493
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/04/02 10:58 2pgs
Fees:13.00 Taxes:762.20
20020604-0067319

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melissa R. Kaufman 3300 Trimble Road Nashville, Tennessee 37215	Bank of America 9000 Southside Blvd. Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 131-1-81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$206,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia E. Tanner**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa R. Kaufman, unmarried** 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. 45 on the plan of BN Stammer Subdivision of record in Book 1424, Page 23, and amended inn Instrument No. 20020523-0062990, Register's Office for said County.

Said Lot No. 45, which is a corner lot, fronts 80.00 feet on the northerly margin of Castleman Drive, and fronts 230.00 feet on the easterly margin of Trimble Road, said frontages being joined by a curve having a length of 31.42 feet, and extends back 250.00 feet on the easterly line and 100.00 feet on the northerly line to a point of intersection.

Being the same property conveyed to Julia E. Tanner, a single person by deed from Jeffrey A. Damon and wife, Cynthia D. Damon of record in Book 9780, Page 521, Register's Office for Davidson County, Tennessee.

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 1424 Page 23 and amended in Doc. No. 20020523-0062990, said Register's Office, which Plan shows a 60 & 40 foot minimum building setback line from Castleman Drive & Trimble Road, Respectively and a 10 foot easement for public utility purposes along the north line(s).

This is improved property, known as: 3300 Trimble Road, Nashville, Tennessee 37215

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.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2002.

Julia E. Tanner

State of TENNESSEE
County of DAVIDSON

On this 3rd day of June, 2002 , before me the undersigned authority, personally appeared Julia E. Tanner , 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.

My Commission Expires: _____

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

My Commission Expires MAY 30, 2004

Notary

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 $206,000.00

Affiant

Sworn and subscribed before me this the 3rd day of June, 2002

My Commission Expires: _____

Notary Public

MICHAEL MORGAN NOTARY PUBLIC AT LARGE I, Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE