Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 06/05/02 09:07 3pgs
Fees:18.00 Taxes:384.43
20020605-0067960

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janiece H. Damesworth and J. Lynn Mosley**, as tenants by the entireties with rights of survivorship, hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Jerry Lamar Kettles, II and Elizabeth McSwiney,** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to any and all zoning regulations, building restrictions, easements and/or setback lines, rights of public utilities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Witness my hand this 31st **day of** May **, 2002.**

Janiece H. Damesworth
Janiece H. Damesworth

J. Lynn Mosley
J. Lynn Mosley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared **Janiece H. Damesworth and J. Lynn Mosley**, as tenants by the entireties with rights of survivorship, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 31st **day of** May **, 2002.**

Karen T. Williams
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Commission Expires 7-30-05

Notary Public
My Commission expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$103,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31ST **day of** May **2002.**

Notary Public
My Commission expires: 7-30-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Map and Parcel: 128-13-0-A-129.00C0

Address of New Owner:
129 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:

Same

6020136

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of Westfield Condominiums, of record in Plat Book 6250, Page 590, amended in Book 6250, Page 748 and amended in Book 6831, Page 982, Register's Office for Davidson County, to which plan reference in hereby made for a more complete descripion.

Being the same property conveyed to James M. Hudgins and wife, Marjorie D. Hudgins from G. E. Capital Mortage Services, Inc. by Special Warranty Deed dated 9-26-01 and recorded 10-3-01 in Instrument No. 20011003-0104349, and further conveyed to Janiece H. Damesworth or J. Lynn Mosley from James Mason Hudgins by Quitclaim Deed dated 2-13-02 and recorded 2-19-02 in Instrument No. 20020219-0020921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record on plat in Plat Book 6250, Page 590 and amended in Book 6250, Page 748 and amended in Book 6831, Page 982, Registers' Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).