STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/07/02 10:37 2pgs
Fees:13.00 Taxes:277.50
20020607-0069526

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eboni McAllister
311 Marshall Street
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 71-11-118

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracy L. DeWire, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Eboni McAllister, unmarried and Angelina Majors, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the Easterly 1/2 of Lot No. 47 on the Plan of Trinity Heights Addition #5 of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 47 fronts 50 feet on the northerly side of Marshall Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tracey L. DeWire by Warranty Deed from Peter S. R. Harmer, Jr., married, of record in Instrument No. 20010905-0095707, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 311 Marshall Street, Nashville, Tennessee 37207.

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, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Tracy L. DeWire By: A. Scott Hubbard
Attorney-in-fact

Tracy L. DeWire

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Scott Hubbard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Tracey L. DeWire and that he is authorized by Tracey L. DeWire to execute this instrument on her behalf.

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

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-18-04

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