WARRANTY DEED

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THIS INSTRUMENT WAS PREPARED BY:

Davidson County DEEDWARR
Recvd: 06/11/02 12:41 2pgs
Fees:13.00 Taxes:155.40
20020611-0070904

George J. Duzane, Attorney
603 Woodland Street
Nashville, TN 37206

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ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL
Floyd Whittenburg and Peggy Darlene Melton 1420 Eastside Avenue Nashville, TN 37206	Floyd Whittenburg and Peggy Darlene Melton 1420 Eastside Avenue Nashville, TN 37206	Map: 94-01 Parcel: 293

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FOR AND IN CONSIDERATION of the sum of Forty-Two Thousand Dollars, ($42.000.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, I, Sheila Kaye Diedrich, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Floyd Whittenburg and Peggy Darlene Melton hereinafter called the 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 Lot No. 111 on the Plan of Shelby Village No. II, as of record in Book 1835, Page 48, Register's Office for said County, and described as follows:
>
> **BEGINNING** at a point in the southerly margin of Eastside Avenue, at the corner of Lots Nos. 111 and 112; thence with the line between said lots, southeasterly 111.9 feet to a concrete monument at the corner of Lot No. 113; thence with the line between Lots Nos. 111 and 113, southeasterly 66.5 feet to a corner of Lot No. 109; thence with the line between Lots Nos. 109 and 111, northerly 81.1 feet to a concrete monument at the corner of Lot No. 110; thence with the line between Lot Nos. 110 and 111, northwesterly 100.6 feet to the southerly margin of Eastside Avenue; thence with the margin of same, southwesterly 57.3 feet to the point of beginning.
>
> **BEING** the same property conveyed to Sheila Kaye Diedrich by Warranty Deed from Maggie Diedrich a/k/a Maggie Diedrick Edwards, of record in Book 11333, Page 935, Register's Office for Davidson County, Tennessee.

This is improved property known as 1420 Eastside Avenue, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTOR** that she is lawfully seized 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; and she does further covenant and bind herself, her 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11th day of June, 2002.

SHEILA KAYE DIEDRICH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sheila Kaye Diedrich, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained.

THIS the 11th day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

3/27/2004

The actual consideration or value whichever is greater for this transfer is $42,000.00

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 3/27