PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(SK) Title No: 43535
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/13/02 16:00 2pgs
Fees:13.00 Taxes:3200.50
20020613-0072328

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peggy W. Lawrence 4303 Iroquois Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-7-59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$865,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. Rose Jr. and spouse, Carole C. Rose**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peggy W. Lawrence** 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. 178 A-1 on the Plan of the Re-Subdivision of part of Royal Oaks of record in Plat Book 974, pages 4 and 5, Register's Office for said County.

SAID Lot No. 178 A-1 fronts 100 feet on the southerly margin of Iroquois Avenue or Place and extends back 223.5 feet on the easterly line and 226 feet on the west line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Michael J. Rose, Jr. and spouse, Carole C. Rose, by deed from Marvin Edward Smith, II and Gordon Emerson Smith of record in Book 10307, page 985, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974 Pages 4 and 5, said Register's Office; Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 398, said Register's Office..

This is improved property, known as: 4303 Iroquois Avenue, Nashville, Tennessee 37205

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 13th day of June, 2002.

Michael J. Rose Jr.

Carole C. Rose

State of TENNESSEE

County of DAVIDSON

On this 13th day of June, 2002 , before me the undersigned authority, personally appeared Michael J. Rose Jr. Carole C. Rose , 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 7/26/2003

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 $865,000.00

Affiant

Sworn and subscribed before me this the 13th day of June, 2002

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 7/26/2003

Notary Public