STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Jennifer S. Dunlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2002

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES 7/25/2005

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer S. Dunlap, Trustee
(NAME)
PO. Box 68410
1206 Acre Trail
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tn 37206
Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
NEW OWNER
Capital Bank & Trust
(NAME)
1820 West End Avenue
(STREET ADDRESS)
Nashville, TN 37203
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
51-6-43

Davidson County DEEDWARR
Recvd: 06/18/02 09:55 2pgs
Fees:13.00 Taxes:480.63
20020618-0073470

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles W. Travis and Minta Travis Summers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer S. Dunlap, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary**, 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. 42 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, page 19, Register's Office for said County.

Said lot No. 42 fronts 138 feet on the westerly side of Acre Trail and runs back between parallel lines 290 feet to a area line.

Being the same property conveyed to Charles W. Travis and Minta Travis Summers by Quitclaim Deed of record in Book 8810, page 467, Register's Office for Davidson County, Tennessee. Property previously conveyed to Herbert K. Travis and wife, Helen Miller Travis(who died in 1987, vesting property in Herbert K. Travis* Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is not the primary principal residence of the Grantors herein.

*as surviving spouse) by deed from George F. Howell and William H. Howell, of record in Book 2345, Page 323, Register's Office for Davidson County, TN, and furhter conveyed to

unimproved ( ) Charles W. Travis and Minta Travis Summers by Quitclaim Deed from Herbert

This is improved (XX) property, known as 1206 Acre Trail, Madison, TN 37115. K. Travis(Herbert K. Travis having retained a life estate in said Deed) of record in Book 8810, Page 467, Registers

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Office for Davidson County, TN. The said Herbert K. Travis has sincedied.

Witness my/our hand(s) this 14th day of June, 2002.

Charles W. Travis
Charles W. Travis

Minta Travis Summers
Minta Travis Summers

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Charles W. Travis and Minta Travis Summers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 14th day of June, 2002.

Commission expires _____

_____
Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 9-28-02

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of June, 2002.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of June, 2002.

My Commission Expires:_____ _____
Notary Public

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by yhe herein Grantee; Restrictions of record in Book 3928, Page 103; Plan of record in Book 2133, Page 19; all in the Register's Office for Davidson County, TN.

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282