BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Patrick W. Terry **Robert J. Terry**	**Owner**	**Map:** 104-2
112 Acklen Park Dr #B-1		**Parcel:** 105
Nashville TN 37205		

Davidson County DEEDWARR
Recvd: 06/19/02 13:07 2pgs
Fees:13.00 Taxes:555.00

20020619-0074149

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **J. P. Smithson (a/k/a Jesse P. Smithson)** ("Grantor") by these presents does hereby sell, transfer and convey to **Patrick W. Terry and Robert J. Terry** ("Grantees") their heirs, successors and assigns, a certain tract or parcel of real property located in Nashville, Davidson County, Tennessee, more particularly described as follows, to wit:

> Being Lot No. 47 on the Revised Map West End Park, of record in Book 421, page 82 and 83, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Said Lot No. 47 fronts 67.9 feet on the northerly margin of Long Boulevard, and runs back between lines 157.5 feet on the easterly line and 141.3 feet on the westerly line along the east margin of McMurry Street to an alley on which it measures 76.4 feet.
>
> Being the same property conveyed to J. P. Smithson and wife, Lottie A. Smithson, the said Lottie A. Smithson having since died, by Deed from William D. Topp and wife, Mary B. Topp, of record in Book 1491, page 251, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3132 Long Boulevard, Nashville, Tennessee 37203.

This conveyance is subject to the lien for real property taxes for the year 2002, which have been prorated between the Grantor and Grantees and are hereby assumed by the Grantees; and Restrictive Covenants of record in Book 489, page 189, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

The Grantor does hereby covenant with the Grantees that the Grantor is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned; and, the Grantor does further covenant and bind himself and his heirs, successors and assigns to warrant and forever defend the title to the said real property to the said Grantees, and their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 18 day of June 2002.

GRANTOR:

J P Smithson

J. P. Smithson

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 **J. P. Smithson,** the bargainor herein, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of June 2002.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-14-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $150,000.00

Affiant

Sworn to and subscribed to before me, this the 18 day of June 2002.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-14-03