PREPARED BY (AND RETURN TO):

BOX 10-A

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

W & I Ref: (GJ) Title No: 43539

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Elizabeth Vann 4792 Trousdale Drive Nashville, Tennessee 37220	1st Trust Bank For Savings P. O. Box 17257 Memphis, TN 38187-0257

TAX MAP-PARCEL NUMBERS: 146-04-187

Davidson County DEEDWARR
Recvd: 06/28/02 10:36 2pgs
Fees:13.00 Taxes:392.20
20020628-0078143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$106,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Edward J. Maksimowicz , married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Elizabeth Vann** 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. 3B on the Plan of Zone Lot Division of Lot 3, Magnolia Hall of record in Book 5800, page 197, amended in Book 5200, page 797, Register's Office for said County.

Said Lot No. 3B fronts 29.00 feet on the easterly margin of Trousdale Drive and extends back 139.97 feet on the northerly line and 145.64 feet on the southerly line to a dead line in the rear, measuring 30.81 feet thereon, together with as an appurtenance and subject hereto that certain joint access and turnaround easement shown on said plan.

Being the same property conveyed to Edward Maksimowicz by deed from Robert L. Ledford of record in Book 11492, page 346, Register's Office for Davidson County, Tennessee.

Deborah J. Maksimowicz, spouse of Edward Makssimowicz, joins in this conveyance for the purpose of conveying any and all martial rights in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 197, as amended in Book 5200, page 797, said Register's Office, which Plan shows a 20 foot minimum building setback line from Trousdale Drive, and 10 foot easement for public utility and drainage purposes along the rear line(s); Easement for joint access and turnaround purposes across the front

portion of said lot; The Restrictions of record in Book 6213, page 359, Book 5200, page 797, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4792 Trousdale Drive, Nashville, Tennessee 37220

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 27th day of June, 2002 .

Edward J. Maksimowicz

Deborah J. Maksimowicz

State of TENNESSEE
County of DAVIDSON

On this 27th day of June, 2002 , before me the undersigned authority, personally appeared **Edward J. Maksimowicz and** Deborah J. Maksimowicz , 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.

My Commission Expires:

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

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: $106,000.00

Affiant

Sworn and subscribed before me this 27th day of June, 2002

My Commission Expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005

Notary Public

WIdoc: Deed Wty—12/92