PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **June, 2002, by and between JENNIFER L. ISENHOUR, AN UNMARRIED WOMAN, hereinafter called Grantor, and ROBERT S. BLACK and KELLEY JONES BLACK, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JENNIFER L. ISENHOUR, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto ROBERT S. BLACK and KELLEY JONES BLACK, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4603 NEBRASKA AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

JENNIFER L. ISENHOUR
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/08/02 14:42 3pgs
Fees:18.00 Taxes:883.56

20020708-0081920

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JENNIFER L. ISENHOUR, AN UNMARRIED WOMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of June, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROBERT S. BLACK and KELLEY JONES BLACK, HUSBAND AND WIFE

4603 NEBRASKA AVENUE
NASHVILLE, TN 37209

Property Address:

4603 NEBRASKA AVENUE
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 103-4, PARCEL 203

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$238,800.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

R S Black

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Spencer Subdivision, of record in Book 6050. Page 366, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JENNIFER L. ISENHOUR, AN UNMARRIED WOMAN, by Warranty Deed from FAYE S. THOMPSON, UNMARRIED, of record in INSTRUMENT NO. 200002290-019723, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 103-4, PARCEL 203).

2. All matters as set forth on the Plan of Spencer Subdivision, of record in Plat Book 6050, page 366, said Register's Office, which plan includes a 10-foot private sewer easement; and a 10-foot public utility and drainage easement along the westerly line.