PROPERTY TAX INFORMATION:

OWNER: Terry M. Henderson and wife,
CaSandra D. Henderson
1021 College Avenue
Nashville, TN 37218

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 91-4
Parcel: 63

Davidson County DEEDWARR
Recvd: 07/09/02 09:59 2pgs
Fees:13.00 Taxes:332.63
20020709-0082242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Kenneth Parrish and wife, Julie Schuffman**, has bargained and sold and does hereby transfer and convey unto **Terry M. Henderson and wife, CaSandra D. Henderson,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 11W-58020 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in the City of Nashville, Davidson County, Tennessee, commonly known as 1021 College Avenue, Nashville, Tennessee, and being more particular described as Lot No. 10 on the Map of University Heights Subdivision, Section 2, revised, as of record in Book 1424, page 122, Register's Office for said County described as follows:
>
> Beginning at a point in the southwesterly terminus circle of College Avenue at the corner of Lot Nos. 10 and 11; thence with the line between said lots South 46 deg. 27' West 215.93 feet to a point; thence South 40 deg. 07' East 25.39 feet to a point; thence North 74 deg. 38' East 80 feet to the corner of Lot Nos. 9 and 10; thence with the line between said lots North 41 deg. 21' East 133.25 feet to a point; thence North 1 deg. 05' East 35 feet to the margin of College Avenue; thence with the margin of the same Northwesterly around a curve 27.48 feet to the beginning.
>
> Being the same property conveyed to Kenneth G. Parrish and wife, Julie K. Schuffman, by quitclaim deed dated 03/28/00, from Tony D. Wright, of record in Instrument No. 200004040033680, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2002 property taxes which have been prorated between the

parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 3rd day of July, 2002.

Kenneth Parrish

Julie ~~Shuffman~~ Schuffman

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 3rd day of July, 2002, before me personally appeared Kenneth Parrish and wife, Julie ~~Shuffman~~ Schuffman, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 89,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 3rd day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 04-19-04

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN