NEW OWNER:

BOB B. CATHEY, Jr.
2739 BOBBY AVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

Map 073-01-0 085.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 02-0739

D E E D

FOR AND IN CONSIDERATION of the sum of **Eighty-Nine Thousand and 00/100 Dollars ($89,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSEPH D. CLEGHORN, Jr.** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BOB B. CATHEY, Jr.**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 35 on the Map of Happy Valley, Section "B", not of record, described according to a survey made by Z. J. Wilkerson, Surveyor, dated September 2, 1945, as follows:

Beginning at a point in the northerly margin of Bobby Avenue, the corner of Lots Nos. 34 and 35; thence with the line between said Lots, northerly 140 feet to a point, the corner of Lots No. 15 and 16; thence with the line between Lot No. 16 and Lot No. 35, easterly 75 feet to a point, the corner of Lots 17 and 36, thence with the line of Lots 35 and 36, southerly 140 feet to the northerly margin of Bobby Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property vested in Joseph D. Cleghorn, Jr. by Court Order, entered June 6, 2001, and of record in Instrument #20010628-0068754, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

Davidson County DEEDWARR
Recvd: 07/11/02 11:01 3pgs
Fees:18.00 Taxes:329.30
20020711-0083493

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, TINA CLEGHORN, wife of the said JOSEPH D. CLEGHORN, JR., for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, his heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

Joseph D Cleghorn Jr
JOSEPH D. CLEGHORN, Jr.

By: Kathy Yancey POA
Kathy Yancey, Attorney in fact, pursuant to Power of Attorney of record in Book *, page _____, RODC, TN. * 20020711-0083490

Tina Cleghorn
TINA CLEGHORN

By: Kathy Yancey POA
Kathy Yancey, Attorney in fact, pursuant to Power of Attorney of record in Book *, page _____, RODC, TN. * 20020711-0083490

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KATHY YANCEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **JOSEPH D. CLEGHORN, JR. and TINA CLEGHORN** the within-named bargainor, as the free act and deed of the said **JOSEPH D. CLEGHORN, Jr. and TINA CLEGHORN.**

WITNESS my hand and official seal at office, this 10th day of July, 2002.

NOTARY PUBLIC

GREGORY S. GILL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My commission expires: 10/12/2003

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The actual consideration or value, whichever is greater, for this transfer is **$89,000.00**.

AFFIANT

Sworn to and subscribed to before me this 9th day of July, 2002.

NOTARY PUBLIC

My commission expires: 10/12/2003

GREGORY S. GILLUM NOTARY PUBLIC LARGE WILSON COUNTY, TENN.