RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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 **11th** day of **July, 2002, by and between THELMA LOUISE McBRIDE, UNMARRIED, hereinafter called Grantor, and CHARLES RAY PISTOLE, AN UNMARRIED MAN, hereinafter called Grantee.**

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, THELMA LOUISE McBRIDE, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto CHARLES RAY PISTOLE, AN UNMARRIED MAN, hereinafter referred to as Grantee, his 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.

BLVD

This is improved property known as 911 CURDWOOD ~~AVENUE~~, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantor covenants and agrees with the said Grantee 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 Grantee, his 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.

Thelma Louise McBride

THELMA LOUISE McBRIDE
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/15/02 15:46 3pgs
Fees:18.00 Taxes:249.75

20020715-0085047

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THELMA LOUISE McBRIDE, UNMARRIED, 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 **11th** day of July, 2002.

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

CHARLES RAY PISTOLE, AN UNMARRIED MAN

911 Curdwood BLVD
NASHVILLE, TN 37216

Property Address:

911 CURDWOOD ~~AVENUE~~ BLVD
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-10, PARCEL 160

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 **$67,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **July, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

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MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the east one-half of Lot No. 13 on the Map of Maplewood Manor Subdivision of record in Book 547, page 102, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 13 fronts 50 feet on the north side of Maplewood Boulevard and runs back between lines, 275 feet 9 inches on the east line and 277 feet one inch, more or less on the west line to a dead line on which it measures 50 feet.

BEING the same property conveyed to DENNIS J. McBRIDE, JR., AND WIFE, THELMA LOUISE McBRIDE, by Warranty Deed from JOHN W. McBRIDE, of record in BOOK 4479, PAGE 355, Register's Office for DAVIDSON County, Tennessee. The said Dennis J. McBride, Jr., having since died on _____, the property vests by operation of law in his surviving spouse, THELMA LOUISE McBRIDE, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-10, PARCEL 160, 2001 REAL PROPERTY TAXES ARE PAID in the amount of 629.75).

2. All matters as set forth on the Plan of record in Plat Book 547, page 102, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4337, page 126, said Registers' Office.