WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE ORR
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 26, 2006

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia D. Courts	SAME	81-7 Parcel 417
(NAME)	(NAME)	
1904 Cephas Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Volunteer Construction Company, of Nashville, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia D. Courts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SCHEDULE "A" - LEGAL DESCRIPTION

Property located at: 1904 Cephas St, Davidson County, Nashville, TN 37208 AND:

Land in Davidson County, Tennessee, being Lot Number 16, on the Plan of Cephas Woodard's Subdivision of lots 5 & 6, of the Woodard Property, of record in Plat Book 161, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 16 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Volunteer Construction Company, of Nashville, LLC by deed from United Companies Lending Corporation, filed for record on 03-30-01, in Instrument No. 200103300030768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 07/16/02 14:07 2pgs
Fees:13.00 Taxes:314.50

20020716-0085585

unimproved ( )
This is improved (X) property, known as 1904 Cephas Ave., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of July, 2002

Volunteer Construction Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Volunteer Construction Company, of Nashville, LLC

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of July, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, JAKE Crum a Notary Public within and for the State and County aforesaid, personally appeared Greg Poole and N/A with whom I am personally acquainted and who upon has oath(s) acknowledged himself to be the owner and N/A respectively of the Volunteer Construction Company the within named bargainor, and corporation, and that he as such owner and N/A being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ~~owner~~ Greg Poole as such owner, and attesting the same by the said N/A as such N/A.

Witness my hand and official seal at office at Goodlettsville, TN on this the 7/1/02 first day of July, 2002.

My commission expires _____

Notary Public

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003