File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Russell E. Dailey and Melanie P. Dailey
336 Alden Cove Drive
Smyrna, TN 37167

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 147-3
PARCEL 33.00
5DU-07023

Davidson County DEEDWARR
Recvd: 07/17/02 11:08 2pgs
Fees:13.00 Taxes:333.00
20020717-0086076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bill E. Ponder, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Russell E. Dailey and wife, Melanie P. Dailey, as tenants by the entirety, 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:

> BEING Lot No. 10, on the Plan of Herbert Heights, Section 2, of record in Plat Book 3500, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Bill E. Ponder , by deed from Daniel E. Powell and wife, Elizabeth H. Powell of record in Book 7696, Page 240, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3704, Page 430, and such easements and setback lines of record in Plat Book 3704, Page 430, said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantees.

This is improved property known as 317 Kern Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell E. Dailey and wife, Melanie P. Dailey, their heirs and assigns, forever; and I, Bill E. Ponder, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of July, 2002.

Bill E. Ponder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bill E. Ponder, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 90,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of July, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004