03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Gail Preston Wales

Affiant

Subscribed and sworn to before me, this 18th day of July, 2002.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 07/23/02 09:41 2pgs
Fees:13.00 Taxes:440.30

20020723-0088159

Address of New Owner:	Send Tax Bills to:	Tax Information
Gail Preston Wales	New Owner	104-01-0-197.00
152 39th Avenue North	205 Carden Avenue	
Nashville TN 37209	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul D. Lawson, Sr. and wife, Mary L. Lawson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gail Preston Wales and Sean A. Preston, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 91 on the plan of Map of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County.

Said part of Lot No. 91 fronts 61.5 feet on the easterly side of 39th Avenue North, and extends back between lines, 160.1 feet on the northerly line with the southerly right-of-way line of the West Nashville Branch of the N.C. & St. L. Railroad, and 160 feet on the southerly line, to an alley, measuring 62.8 feet thereon.

Being the same property conveyed to Paul D. Lawson, Sr. and wife, Mary L. Lawson, by Quitclaim Deed from Richard Manson, Trustee, of record in Instrument No. 20011219-0140056, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 152 39th Avenue North, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of July, 2002.

Paul D. Lawson, Sr.

Mary L. Lawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul D. Lawson, Sr. and Mary L. Lawson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 18th day of July, 2002.

Notary Public

My Commission expires 03/14/02