WARRANTY DEED

CARLA C. GRAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 6/7/04

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of July, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J Ouellette	Same	18-16-32
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 07/25/02 13:24 2pgs Fees:13.00 Taxes:203.50
114 Dorris Drive		20020725-0089359
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles Edward Link, Executor of Estate of Gladys M. Link**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomas J Ouellette** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District, and the City of Goodlettsville. Being Lot No 1 of the Goodlettsville Development Company, Inc, property on the southerly side of Dorris Avenue, and described according to a survey by Odo E Rhodes, Surveyor, July 12,1963, as follows:

Beginning on an iron stake at the northeast corner in the southern margin of Dorris Avenue; thence south 81 degrees west with Dorris Avenue 85 feet to an iron stake corner to Lot No 2; thence South 6 degrees 50 minutes east with Lot No 2 185.8 feet to an iron stake; thence north 75 degrees east with a fence 90 feet to an iron stake; thence north 6 degrees 50 minutes west with a fence 172.1 feet to the beginning.

Being the same property conveyed to Cloyd Link and wife, Gladys M Link by Installment Deed from Goodlettsville Development Company, Inc., a Tennessee Corporation, of record in Book 3578, page 15, Register's Office of Davidson County, Tennessee. The said Gladys M. Link died testate on April 4, 2002, predeceased by her husband, Cloyd Franklin Link, who died on April 16, 1966, and by her Last Will and Testament and an Order Admitting Will to Probate filed in the Seventh Circuit Court for Davidson County, Tennessee on May 22, 2002, the said Charles Edward Link was appointed as Executor of the estate and ordered to sale said property for payment of debts.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(x) property, known as 114 Dorris Drive Goodlettsville TN 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 15th Day of July, 2002.

CEL

Charles Edward Link, Executor

Charles Edward Link, Executor of Estate of Gladys M. Link

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Charles Edward Link, Executor of Estate of Gladys M. Link, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th Day of July, 2002.

Carla C. Martin

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CARLA C. GRAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 6/17/04