RECORD & RETURN TO:
BOX 36, DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,400.00.

Kathryn S. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF JULY, 2002.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/25/02 15:58 2pgs
Fees:13.00 Taxes:489.88
20020725-0089551

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18597

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
225 Peachtree Street Nashville, TN 37210	Chase Manhattan Mortgage Corporation P.O. Box 47020 Doraville, GA 30362	119-05-058

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Deanna Spence and husband, Judson Spence, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Kathryn S. Evans, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 56 feet of Lot No. 4 on the Map of W.F. Davis' Subdivision of Block 22, Cumberland Nurseries Plan of record in Book 332, page 25, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 56 feet on the southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to Deanna Spence and husband Judson Spence, by Deed from Daniel L. Davis and wife, Deborah B. Davis, of record in Book 10217, page 987, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters shown on plan of record in Plat Book 332, page 25, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 225 Peachtree Street
Nashville, TN 37210.

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, her heirs and assigns, forever, and GRANTORS do covenant with

the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 24th day of July, 2002.

Deanna Spence

Deanna Spence

Judson Spence

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 24, 2002, before me personally appeared Deanna Spence and Judson Spence to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 24th day of July, 2002.

Amy E. Adams

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON