Return after recording to John T. Cook, P.C. 2927 Berry Hill Drive, Nashville, TN 37204
jtc file no. 15234-1

Dav. Co. File Box 14-A

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $326,000.00

Affiant

Subscribed and sworn to before me, this 25 day of July 2002.

Notary Public
My commission expires: 04/20/03

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Teresa B. Bolton	~~Bank of America~~	103-14-0/002.00
304 Hillwood Blvd.	NEW OWNER	
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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged John M. Dean and wife Elizabeth Barnes Dean hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Teresa B. Bolton and husband Bradley M. Bolton hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the plan of Hillwood Estates Section 1 of record in Book 1835 page 117 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Dean and wife Elizabeth Barnes Dean by quitclaim deed of recordin Book 20000726-0074010 and the same property conveyed to John M. Dean and wife Gladys Irene Dean by deed from J. M. Medlin and wife A.B. Ivey of record in Book 80 page 810 Register's Office for Davidson County, Tennessee. Gladys Irene Dean died July 25, 1976 and John M. Dean is vested in title as the surviving tenant by the entireties.

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Hillwood Estates Section 1 of record in Book 1835 Page 117, Register's Office for Davidson County, Tennessee

This property is improved property known as 304 Hillwood Blvd., Nashville, Tennessee 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/26/02 08:37 2pgs
Fees:13.00 Taxes:1206.20
20020726-0089608

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 25th day of July, 2002.

John M. Dean by Michael B. Grenley Atty in fact
John M. Dean

Elizabeth Barnes Dean
Elizabeth Barnes Dean
By Elizabeth Gray, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of July, 2002, before me personally appeared Elizabeth Gray to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth Barnes Dean acknowledged that such person executed the same as the free act and deed of Elizabeth Barnes Dean.

Debra J. Bourdette
Notary Public

My Commission expires March 1, 2005

DEBRA J. BOURDETTE NOTARY PUBLIC STATE OF WASHINGTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of July, 2002, before me personally appeared Mike Grenley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John M. Dean acknowledged that such person executed the same as the free act and deed of John M. Dean.

Notary Public

My Commission expires 4/20/03

JESS HAINES NOTARY PUBLIC AT LARGE WILLIAMSON

FILE NO: 03476