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JLR

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by KELLI K. GRADY, unmarried, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, SHEILA MCCALL, have bargained and sold, and by these presents do transfer and convey unto the said KELLI K. GRADY, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hidden Hill as of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Sheila McCall by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20020226-0024276, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KELLI K. GRADY, her heirs and assigns, forever. And I do covenant with the said KELLI K. GRADY, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said KELLI K. GRADY, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 26th day of July, 2002.

SHEILA MCCALL

Davidson County DEEDWARR
Recvd: 07/30/02 14:38 2pgs
Fees:13.00 Taxes:381.10

20020730-0091351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **SHEILA MCCALL,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 26th day of July, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $103,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 30th day of July, 2002.

NOTARY PUBLIC

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/03

My Commission Expires JULY 26, 2003

MAP 76-05
PARCEL 43.00

ADDRESS OF NEW OWNERS:
KELLI K. GRADY
4917 Sundance Lane
Hermitage, TN
37076

SEND TAX BILLS TO:
National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212