THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert and Nippert
112 South Main
Ashland City, TN 37015
(615) 792-1269

Davidson County DEEDWARR
Recvd: 08/01/02 14:47 2pgs
Fees:13.00 Taxes:144.30
20020801-0092506

Name and Address of New Owners:

Douglas James Anderson and
Jeffery C. Drake
P.O. Box 412
Pleasant View, TN 37146

Persons Responsible for Taxes:

Same

Map/Parcel Number: 59-12/39.00

WARRANTY DEED

For and in consideration of the sum of **Thirty Nine Thousand ($39,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Jack Davis**, the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **Douglas James Anderson and Jeffery C. Drake**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davison County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 66 on the plan of Highland Trace Subdivision, Section 1, of record in Bock 5200, page 580, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack Davis, by Deed of record in Instrument No. 20020321-0035071, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is improved property known as 421 and 423 Revels Drive, Nashville, Tennessee 37207.

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 and assigns, forever. And I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 31 day of July, 2002.

GRANTOR:

Jack Davis

Jack Davis
Grantor

M. KEVIN HEFFELMAN NOTARY PUBLIC AT LARGE STATE OF TN

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13st day of July, 2002, before me, M. Kevin Heffelman, personally appeared Jack Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: August 12, 2002

AFFIRMATION

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $39,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffery C. Drake
Affiant/Grantee

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 31st day of July, 2002, before me, M. Kevin Heffelman, personally appeared JEFFERY C. DRAKE, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that he executed the same as their free act and deed.

NOTARY PUBLIC
My Commission Expires: August 12, 2002