Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 110
Hendersonville, TN 37075
File No. 05-0207-60463

Record & Return To:

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Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2003

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $ 122,500.00.

Linda Jackson
Affiant

Subscribed and sworn to before me, this 29th day of July, 2002.

Angela A. Ramsey
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
James C. Douglas 311 51st Avenue North Nashville, TN 37209	Wells Fargo Home Mortgage 4450 Corporation Lane Virginia Beach, VA 23462	091-15-0 173.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert L. Rhea, unmarried, and Sherry A. Rhea, now known as Sherry A. Clinard, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James C. Douglas;* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*and wife, Emily A. Douglas

Land in Davidson County, Tennessee, being part of Block No. 11 on the Revised Plan of Charlotte Park Company's First Addition of West Nashville Extension, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of 51st Avenue North, formerly 10th Street at a point 60 feet south of the southwest intersection of said 51st Avenue North and Elkins Avenue; thence with the westerly margin of said 51st Avenue North, southwardly 50 feet; thence westwardly 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley; northwardly 50 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to Robert Leon Rhea, unmarried, by deed from Mamie D. Moore, a widow, of record in Book 3840, Page 608, Register's Office for Davidson County, Tennessee; being further conveyed to Robert L. Rhea and wife, Sherry A. Rhea, by QuitClaim of record in Book 6428, Page 75, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Robert L. Rhea and Robert Leon Rhea being one and the same person.

Sherry A. Clinard and Sherry A. Rhea being one and the same person.

This property is improved property known as 311 51st Avenue North, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 08/06/02 10:25 2pgs
Fees:13.00 Taxes:453.25

20020806-0094322

WITNESS my hand this 29th day of July, 2002.

Robert L. Rhea Sherry A. Clinard

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert L. Rhea, with whom I am personally acquainted, and who acknowledged ~~they~~ he executed the within instrument for the purposes therein contained

Witness my hand in CHARLOTTE, Tennessee, this 29th day of July, 2002.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherry A. Clinard, with whom I am personally acquainted, and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained

Witness my hand in WHITE BLUFF, Tennessee, this 29th day of July, 2002.

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/2006

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2006