WARRANTY DEED

CHRISTOPHER L. TREECE ★ NOTARY PUBLIC AT LARGE ★ ANDERSON CO., TENN.

MY COMM. EXP. 07/24/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris Graves	Doris Graves	108-12-B-92.00 CO
(NAME)	(NAME)	
1349 Timber Valley Dr.	1349 Timber Valley Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Howard H. Wear, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doris Graves, a single person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 191, Phase I-A, Section Two, Harborview, of record in Book 6900, page 758, and amended in Book 9096, page 764, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Howard H. Wear, unmarried, by deed from David Neil Jackson and wife, Donna H. Jackson, dated October 30, 1998, and recorded November 2, 1998, in Book 11181, page 704, said Register's Office.

unimproved

This is improved ✓ property, known as 1349 Timber Valley Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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.

Howard H. Wear

Davidson County DEEDWARR
Recvd: 08/08/02 11:42 2pgs
Fees:13.00 Taxes:573.50

20020808-0095641

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Christopher L. Treece, a Notary Public in and for said County and State, the within named Howard W. Wear, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2 day of August, 2002.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO., TENN.
MY COMM. EXP. 07/24/05