Return To:
First Title & Escrow
File Box 9B
#19220

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***240,000.00.

Affiant

Subscribed and sworn to before me this 8th day of August, 2002.

Notary Public

My Commission Expires: 11/29/03

LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
NOV. 29, 2003

ADDRESS OF NEW OWNER

JAY W. LUNDY
904 Russell Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

CITIBANK, FSB
12855 N. Outer 40 Drive
St. Louis, MO 63141

MAP & PARCEL NOS.

MAP 82-16
PARCEL 149

Davidson County DEEDWARR
Recvd: 08/13/02 11:15 2pgs
Fees:13.00 Taxes:888.00
20020813-0097825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($***240,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, RANDY L. McCORMICK, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto JAY W. LUNDY, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 60 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court at Nashville, Tennessee.

SAID Lot No. 60 fronts 50.0 feet on the southerly side of Russell Street and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Randy L. McCormick, unmarried, by deed from Randall D. Karnes of record in Book 7089, page 632, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 Russell Street, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Barrow's Addition to Edgefield, of record in Plan Book 1, page 13, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of August, 2002.

RANDY L. McCORMICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDY L. McCORMICK, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2002.

Notary Public

My Commission Expires: 10.12.05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee