THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is *$ -0-*

James C. Dale III
Affiant

Subscribed and sworn to before me this 13th day of Aug., 2002.

Anita J. Settle
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/30/2004
My Commission Expires MAY 30, 2004

Davidson County DEEDWARR
Recvd: 08/14/02 10:41 3pgs
Fees:17.00 Taxes:0.00
20020814-0098283

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Gardner R. Wills, et ux		
Co-Trustees	**Same**	**Map 061-14-0**
3811 Burrus Street		**Parcel 112.00**
Nashville, Tennessee 37216		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gardner R. Wills and wife, Niki Wills,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **The Wills Family Trust, dated August 13, 2002, Gardner R. Wills and Niki I. Wills, Co-Trustees,** a Tennessee revocable living trust, hereinafter referred to as Grantee, its successors and assigns, certain tracts or parcels of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. I:

LAND in Davidson County, Tennessee, being part of Lot No. 74 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, dated March 17, 1938, as follows:

BEGINNING at a point in the westerly margin of Burrus Street 302 feet northerly from the northerly margin of Gillock Street, said point of beginning being the Northeast corner of a tract of land conveyed to W. M. Gray and wife to James R. Ruffell, Jr., and wife, by Deed of record in Book 741, Page 564, said Register's Office; thence, westwardly, with said Ruffell's northerly line, 225 feet; thence, northerly 46 feet 1 inch; thence, easterly 225 feet to the westerly margin of Burrus Street; thence, southerly, with said margin of Burrus Street, 50 feet to the point of BEGINNING.

TRACT NO. II:

LAND in Davidson County, Tennessee, being part of Lot No. 74 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, dated March 17, 1938, as follows:

BEGINNING on the dividing line between Lot Nos. 74 and 75 at a point 150 feet West of the westerly margin of Burrus Street, said point being the Northwest corner of the property conveyed to D. E. Read and wife, by Deed from Margaret Pace Gray and husband, of record in Book 903, Page 244, said Register's Office; thence, with the line between said Lot Nos. 74 and 75, westwardly 100 feet; thence, southwardly and parallel with the westerly margin of Burrus Street 87 feet to a stake; thence, eastwardly 25 feet to the Southwest corner of the property conveyed to Willie B. Burt by Deed from the Home Owners' Loan Corporation, of record in Book 1084, Page 9, said Register's office; thence with the westerly line of same, northwardly 46 feet 1 inch; thence eastwardly 75 feet to said Read's Southwest corner; thence, with said Read's westerly line, northwardly 45 feet to the BEGINNING.

Being the same property conveyed to Gardner R. Wills and wife, Niki Wills, by deed from Michael L. Singleton, unmarried, of record in Book 11665, Page 500, Register's Office for Davidson County, Tennessee. Niki Wills and Niki I. Wills are one and the same person.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

This is improved property known as 3811 Burrus Street, Nashville, Tennessee 37216.

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, its successors and assigns, forever. Grantors do covenant with the said Grantee that they 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. Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of Aug., 2002

Gardner R. Wills
GARDNER R. WILLS

Niki I Wills
NIKI WILLS
(One and the Same Person as Niki I. Wills)

"Grantors"

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Notary Public in and for said County and State, the within named **Gardner R. Wills and wife, Niki Wills**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville this 13th day of [illegible], 2002.

James C. Dale

Notary Public

My commission expires: 3/25/06