STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $148,000.00.

Davidson County DEEDWARR
Recvd: 08/14/02 15:37 3pgs
Fees:18.00 Taxes:547.60
20020814-0098642

Affiant

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

Notary Public

My Commission Expires: 2-25-06

NOTARY PUBLIC DAVIDSON COUNTY TENN. ALAN D. MAZER

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Sharon Angel Joseph Daugherty 1806 Rosewood Nashville, TN 37212	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	117-4-66

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mary K. Baskin, Katherine K. Keith, Judith K. Griggs and Joseph L. Karlovic, Jr.,** as residuary beneficiaries under the Will of Mark Srock Karlovic, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sharon Angel, unmarried and Joseph Daugherty**, the Grantees herein, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4-A on the Plan of Belmont Heights, Section AA≅, as of record in Book 2083, page 19, Register=s Office for said County.

Said Lot No. 4-A fronts 60 feet on the northerly side of Rosewood Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Joseph L. Karlovic and wife, Mary Srock Karlovic, by Warranty Deed from Wescon Construction Company, Inc., of record in Book 2103, Page 35, Register=s Office for Davidson County, Tennessee.

The said Joseph L. Karlovic having since died and title vested in Mary Srock Karlovic. Mary Srock Karlovic having since died and by will of record in Will Book 4089, Page 754300, Probate Court for Davidson County, Tennessee, title is vested in Mary K. Baskin, Katherine K. Keith, Judith K. Griggs, and Joseph L. Karlovic, Jr. This conveyance is made subject to:

1. Taxes for the year 2002, which have been prorated and assumed by Grantee.

2. All matters shown on the Plan of record in Book 2083, page 19, Register=s Office for Davidson County, Tennessee.

This is improved property known as 1806 Rosewood Avenue, Nashville, Tennessee 37212.

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, assigns and personal representatives forever. And the undersigned, does covenant with the said Grantees 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, except as noted above.

And, GRANTORS further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES their heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of August, 2002.

Mary K. Baskin
Mary K. Baskin

Katherine K. Keith
Katherine K. Keith

Judith K. Griggs
Judith K. Griggs

Joseph L. Karlovic, Jr.
Joseph L. Karlovic, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary K. Baskin**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of August, 2002.

Notary Public

ALAN D. WEBER NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine K. Keith**, the bargainor, with whom I am personally acquainted, or proved to me on

the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of Aug., 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judith K. Griggs**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of Aug., 2002.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph L. Karlovic, Jr.**, 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 at Nashville, Tennessee, this 12 day of Aug., 2002.

Notary Public

My Commission Expires: