WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/02 09:58 2pgs
Fees:13.00 Taxes:444.00

20020816-0099245

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2002.

_____
Notary Public

MY COMMISSION EXPIRES: 8-28-05
(AFFIX SEAL)

My Commission Expires 8/28/2005

THIS INSTRUMENT WAS PREPARED BY

TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Lee, Jr. (NAME)	GUARANTY TRUST COMPANY (NAME)	52-12-28.00
801 Nix Pass (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	MURFREESBORO, TN 37129-1218 (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, Lynn E. Cothron and wife, Vickie W. Cothron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Lee, Jr., married

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Marlin Meadows, Section I, of record in Book 1835 at page 108, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description, described as follows:
Beginning at a point in the southeasterly margin of Nix Pass at the corner of Lots 54 and 55; thence with the line between said lots, southeasterly 134.3 feet to a point; thence northeasterly 142.4 feet to the margin of Peeler Trail; thence with the margin of the same, northwesterly 134.55 feet to the beginning of a curve; thence around said curve westerly 44.19 feet to the southeasterly margin of Nix Pass; thence with the margin of the same, southwesterly 141.55 feet to the beginning.

Being the same property conveyed to Lynn E. Cothron and Vickie W. Cothron by deed of record in Book 7319 at page 376, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 and thereafter and easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 801 Nix Pass, Madison, Tennessee 37115
(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 our hand s this 14th day of August 2002

Lynn E. Cothron

Vickie W. Cothron

Vickie W. Cothron

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn E. Cothron and wife, Vickie W. Cothron

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 14th day of August, 2002.

Commission expires _____

Notary Public

My Commission Expires 2/26/2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public