Davidson County DEEDWARR
Recvd: 08/16/02 14:35 2pgs
Fees:13.00 Taxes:312.65
20020816-0099501

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by MARTIN F. USHER, Trustee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, WAYNE P. GALLAVIN, Trustee of the River City Land Trust, have bargained and sold, and by these presents do transfer and convey unto the said MARTIN F. USHER, Trustee of the Derby City Land Trust dated 12/14/94; with full power in said Trustee to sell, mortgage, lease and convey the hereinafter described property without the necessity of any purchaser, mortgagee of leasee looking to the application of the proceeds of such sale, lease or mortgage, a certain tract or parcel of land as follows:

> Described property in Davidson County, Tennessee being Lot No. 1 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to WAYNE P. GALLAVIN, TRUSTEE OF THE RIVER CITY LAND TRUST by Substitute Trustee's Deed from Mary K. Alissandratos, Substitute Trustee, of record in Instrument No. 20020516-0060242, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MARTIN F. USHER, Trustee, forever. And I do covenant with the said MARTIN F. USHER, Trustee, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said MARTIN F. USHER, Trustee, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 29th day of July, 2002.

WAYNE P. GALLAVIN, TRUSTEE OF
THE RIVER CITY LAND TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WAYNE P. GALLAVIN, TRUSTEE OF THE RIVER CITY LAND TRUST,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of July, 2002.

Melody E Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $84,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Matt Usher
AFFIANT

Sworn to and subscribed to before me this 29th day of July, 2002.

Melody E Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP 148-12
PARCEL 239.00

ADDRESS OF NEW OWNERS:
MARTIN F. USHER
4704 Terragon Trail
Antioch, TN 37013

SEND TAX BILLS TO:

SAME