THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 08/19/02 10:35 4pgs Fees:23.00 Taxes:740.00 20020819-0099815	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. **Affiant** Subscribed and sworn to before me, this 15th day of August, 2002. Notary Public My Commission Expires: 5/26/2003

Address New Owner As Follows: Jane H. Norris 4413 Estes Road Nashville, TN 37215	Send Tax Bills To: Countrywide Home Loans, Inc. Attn: Escrow Dept.-Tax Due P. O. Box 10212 VanNuy, CA 91410-0212	Map-Parcel Number: 130-08-0-098.00

WARRANTY DEED
CONTAINING RESERVATION OF EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES W. GRANBERY AND WIFE, JANICE M. GRANBERY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JANE H. NORRIS**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND lying in the 7th Civil District of Davidson County, Tennessee, BEING the northerly part of Lot No. 1 and the southerly part of Lot No. 2 on the Plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by Geo. W. Watkins, Surveyor, May 5, 1959, as follows:

BEGINNING at an iron pin in the westerly margin of Estes Avenue 168.5 feet northerly from the intersection of the westerly margin of Estes Avenue and the northerly margin of Harding Place; said point being also 208.5 feet northerly from the intersection of the westerly line of Estes Avenue and the center line of Harding Place; thence North 85 degrees 45 minutes West 149.4 feet to a monument; thence North 16 degrees 35 minutes West 132.8 feet; thence South 86 degrees East 193.8 feet to the westerly margin of Estes Avenue; thence with the same South 3 degrees 05 minutes West 123.75 feet to the beginning.

Being the same property conveyed to James W. Granbery and wife, Janice M. Granbery, by deed from Walton Thomas Conn and wife, Sue E. Conn, of record in Book 8589, page 926, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Permanent Easement and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 7435, page 701, Register's Office for Davidson County, Tennessee.

3. James W. Granbery and wife, Janice M. Granbery, the Grantors herein, are the owners of an adjacent parcel of record in Book 7440, page 680, Register's Office for Davidson County, Tennessee, which lies North of the herein conveyed property. The existing concrete driveway for the adjacent parcel encroaches onto the subject property conveyed herein. The Grantors herein expressly reserve unto themselves, their successors and or assigns, a perpetual and permanent non-exclusive easement over, across and upon a ten foot strip of land located on the westerly portion of the north boundary of the subject property, for the purposes of ingress and egress over and across the five foot encroachment of an existing concrete driveway as shown on the Mortgage Loan Inspection by Leslie Flowers, RLS No. 1659, dated August 8, 2002, attached hereto for reference purposes only, and for the purpose of installing and maintaining five feet of landscaping decoration of that existing concrete driveway.

This is improved property known as 4413 Estes Road, Nashville, Tennessee 37215.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of August, 2002.

James W. Granbery

Janice M. Granbery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES W. GRANBERY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2002.

Notary Public

My Commission Expires: 5/28/2003

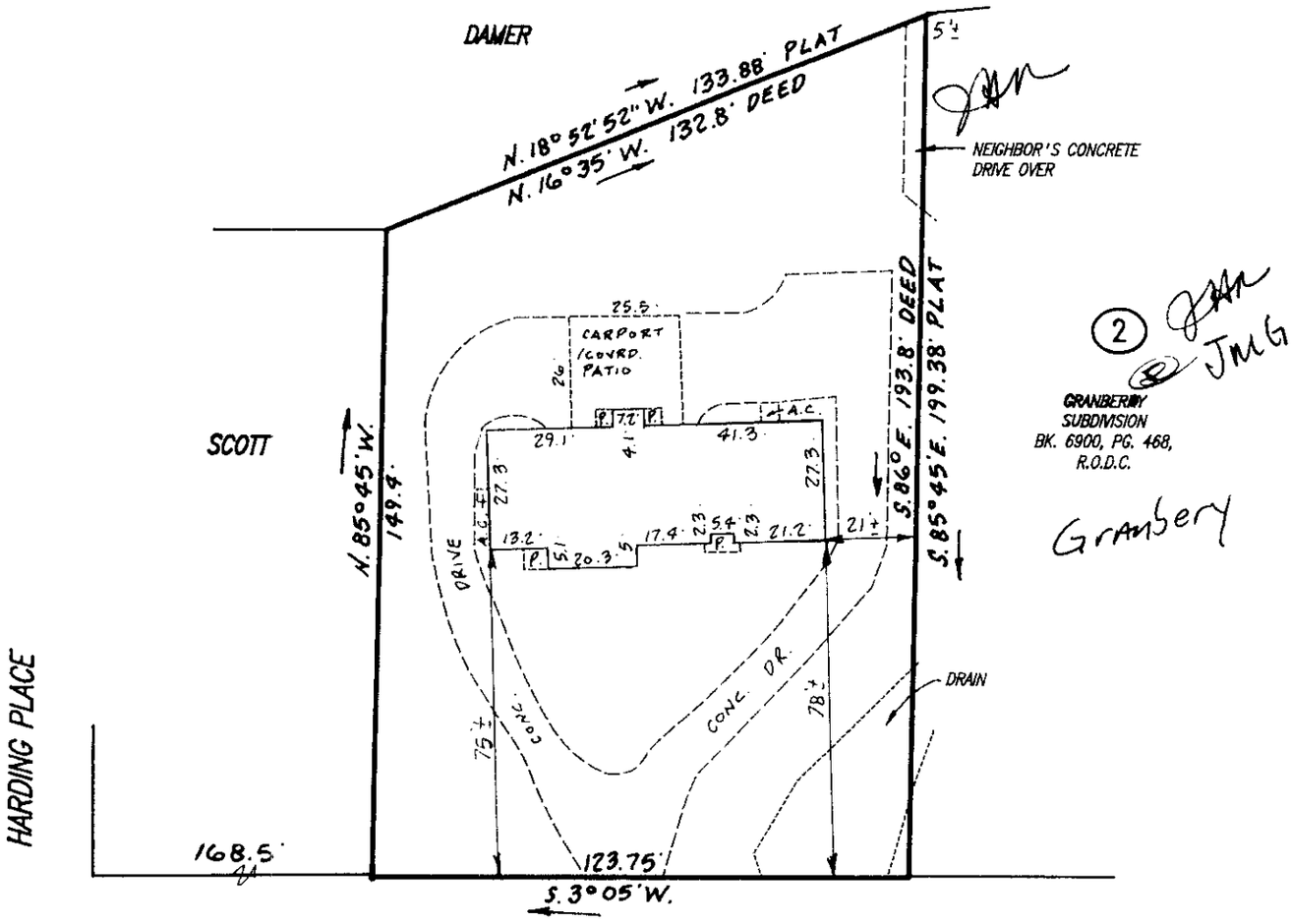
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANICE M. GRANBERY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2002.

Notary Public

My Commission Expires: 5/28/2003



MORTGAGE LOAN INSPECTION

OWNER: JANE H. NORRIS

SCALE: 1" = 40' DATE: AUGUST 8, 2002

PROPERTY LOCATED: 4413 ESTES ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: TRACT SHOWN AS "MARY P. CONN" ON THE PLAN OF GRANBERRY SUBDIVISION (BOOK 6900 – PAGE 468 – R.O.D.C.) AND BEING FURTHER DESCRIBED IN (BOOK 8589 – PAGE 926 – R.O.D.C.)

RECORDED:

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of TCA 62-18-126. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

By: _____

SIGNED: JOHN KOHL & COMPANY, P.C.

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LESLIE FLOWERS REGISTERED LAND SURVEYOR TENNESSEE No. 1659

FILE NO 50765 - 376

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535