PROPERTY TAX INFORMATION:

OWNER: Ralph Michael Wair
2505 Winford Avenue
Nashville, TN 37211

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 118/8
Parcel: 192

Davidson County DEEDWARR
Recvd: 08/20/02 14:47 2pgs
Fees:13.00 Taxes:288.60
20020820-0100736

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I the undersigned, **Pauline Alexander, widow**, has bargained and sold and does hereby transfer and convey unto **Ralph Michael Wair, married,** his heirs and assigns, forever, that certain tract or parcel of real estate situated in the 6DA-24525 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> BEING Lot No. 93 on the plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County. Said Lot No. 93 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to J. F. Alexander and wife, Pauline Alexander, by Installment Deed dated 06/19/50, from V. R. Alexander and wife, Zelma Alexander, of record in Book 1852, page 126, Register's Office for Davidson County, Tennessee. J. F. Alexander having since died leaving Pauline Alexander the owner in fee simple as the surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, his heirs and assigns, forever.

I, the undersigned, covenants with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2002 property taxes which the Grantor agrees to pay the same in full when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

WITNESS MY HAND, this the 13th day of August, 2002.

Pauline Alexander

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 13th day of August, 2002, before me personally appeared Pauline Alexander, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 04-19-04

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 78,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X
AFFIANT

Sworn to and subscribed before me, on this 13th day of August, 2002.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 04-19-04