THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000240

Davidson County DEEDWARR
Recvd: 08/26/02 10:03 2pgs
Fees:13.00 Taxes:351.50

20020826-0102668

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by TIM BRUXVOORT, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, HAL WILSON, and KIRK WHITWORTH, have bargained and sold, and by these presents do transfer and convey unto the said TIM BRUXVOORT, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 14 in the Subdivision of the Calvin Davis Lot, being a part of Block B in F.O. Beazley's Addition to East Nashville, a plan of which subdivision is of record in Book 57, Page 85, Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the southerly side of Stratton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Hal Wilson and Kirk Whitworth by deed from Philip W. Ragsdale and Rita E. Stiles, of record as Instrument No. 20020826-0102667, 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 TIM BRUXVOORT, his heirs and assigns, forever. And we do covenant with the said TIM BRUXVOORT, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said TIM BRUXVOORT, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 20th day of August, 2002.

HAL WILSON

KIRK WHITWORTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **HAL WILSON and KIRK WHITWORTH,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons 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 20th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 20th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MAP 83-05
PARCEL 213.00

ADDRESS OF NEW OWNERS:

TIM BRUXVOORT
1106 Stratton Ave.
Nashville, TN 37206

SEND TAX BILLS TO:

SAME