RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **August, 2002, by and between CHRISTINE CARNELL, AN UNMARRIED WOMAN, hereinafter called Grantor, and ROBERT L. LISTER and CONSTANCE M. LISTER, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CHRISTINE CARNELL, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto ROBERT L. LISTER and CONSTANCE M. LISTER, HUSBAND AND WIFE, hereinafter referred to as Grantees, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 605 YOUNG'S LANE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Christine Carnell

CHRISTINE CARNELL
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/28/02 10:55 3pgs
Fees:18.00 Taxes:260.11

20020828-0104056

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHRISTINE CARNELL, AN UNMARRIED WOMAN, the within named bargainors, 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, at office, this **26th** day of August, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROBERT L. LISTER and CONSTANCE M. LISTER, HUSBAND AND WIFE

P.O. Box 1123
Goodlettsville Tn 37070-1123

Property Address:

605 YOUNG'S LANE
NASHVILLE, TN 37207

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 71-5, PARCEL 24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$70,300.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **August, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING part of Lot No. 4 on the Map of J. B. Haynie's Free Silver Plan, as of record in Book 161, page 76, Register's Office for said County, and described according to a survey made by Hal R. Swann Jr., Surveyor, dated April 2, 1970, as follows:

BEGINNING at a point in the northerly margin of Old Young's Lane, at a point 232.1 feet west of the west margin of Whites Creek Pike; thence with the margin of said Lane, westerly 70 feet to a point; thence North 21 deg. west 159.3 feet to a point in the southerly margin of Trinity Lane; thence with the margin of the same, easterly 70 feet to a point which is 189 feet more or less west of the west margin of Whites Creek Pike; thence leaving the margin of Trinity Lane, southerly 146.4 feet to a point in the northerly margin of Old Young's Lane; thence with the margin of the same, westerly 70 feet to the point of beginning.

Being the same property conveyed to Theodore Durham and wife, Louise Durham by Deed from V. Lindsay and wife, Arabella Lindsay of record in Book 4417, Page 400. Louise Durham predeceased Theodore Durham. Theodore Durham died April 25, 1988, unmarried and intestate, survived by his daughter and sole heir and next of kin, Christine Carnell, in accordance with Affidavits of Heirship of record in Book 8280, Page 435 and Book 8610, Page 945, Register's Office of Davidson County, Tennessee. Christine Carnell is sui juris.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 71-5, PARCEL 24).

2. All matters as set forth on the Plan of J.B. Hanie's Free Silver Plan, of record in Plat Book 161, page 76, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.