Dav. Co. File Box 14-A
jtc file no. 15392-3

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 43777
[redacted]

Davidson County DEEDWARR
Recvd: 08/30/02 09:24 2pgs
Fees:13.00 Taxes:436.60
20020830-0105105

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paul T. Kyne 235 37th Avenue North Nashville, Tennessee 37209	Taylor, Bean & Whitaker Mortgage Corp 1417 N Magnolia Avenue, Mailstop: S Ocala, FL 34475-9078

TAX MAP-PARCEL NUMBERS: 092-13-323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$118,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher B. Bell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul T. Kyne** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly portion of Lot No. 1 on the Map of Westdale Subdivision of record in Book 547, page 50, Register's Office for said County.

SAID part of Lot No. 1 fronts 50 feet on the westerly margin of 37th Avenue North formerly Pilcher Avenue and extends back 297 feet on the northerly lines and 296 feet on the southerly line to an alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Christopher B. Bell, unmarried by deed from Jonathan G. Smith, unmarried and James B. Hight, unmarried of record in Document No. 1999912070300661, Register's Office for Davidson county, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Page 50, said Register's Office.

This is improved property, known as: 235 37th Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2002.

Christopher B. Bell

State of TENNESSEE

County of DAVIDSON

On this 29th day of August, 2002 , before me the undersigned authority, personally appeared Christopher B. Bell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2002

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public