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Release

Davidson County DEEDWARR
Recvd: 09/03/02 15:44 2pgs
Fees:13.00 Taxes:1221.00
20020903-0106114

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $330,000.00 **Affiant** Subscribed and sworn to before me, this 29th day of August, 2002. Notary Public My Commission Expires: 9/24/05

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John Pearson 4417 Sheppard Place Nashville, TN 37205	Same	130-11-0-042.00

WARRANTY DEED

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, **R. T. TRAMMELL,** married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN PEARSON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being Lot No. 12 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, surveyor, and further described in the deed of record in Book 5059, page 806, said Register's Office as follows:

Beginning on the easterly margin of Lynnwood Boulevard at the corner of Lot Nos. 11 and 12; thence with said Boulevard, southwardly 125 feet to the beginning of a curve; thence around said curve, southeastwardly 39.3 feet to the northerly margin of Wayland Drive; thence with said margin, eastwardly 225 feet; thence at right angles, northwardly 150 feet to the corner of Lot Nos. 11 and 12; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to R. T. Trammell by deed from Alexander S. Fuqua of record in Book 10731, page 155, 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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 14, Register's Office for said County.

This is improved property known as 804 Lynnwood Blvd, Nashville, TN 37205.

The subject property is not the usual place of residence of the Grantor or her spouse.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of August, 2002.

R T Trammell
R. T. Trammell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. T. TRAMMELL,** 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 29th day of August, 2002.

M. Hardee
Notary Public

My Commission Expires: 9/24/05

MARCUS A. HARDEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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