THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19393**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Abbe Saunders Affiant Subscribed and sworn to before me, this 4th day of SEPTEMBER, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. William A. Saunders 2302 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 117-06 PAR 48.00 FB 07DA 24035

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOSEPH J. FAISON AND WIFE, LAURA B. FAISON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM A. SAUNDERS AND WIFE, ABBE SAUNDERS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2302 Hampton Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of SEPTEMBER, 2002.

JOSEPH J. FAISON

Laura B. Faison
LAURA B. FAISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOSEPH J. FAISON AND WIFE, LAURA B. FAISON, 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 4th day of SEPTEMBER, 2002.

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 09/09/02 08:36 2pgs
Fees:13.00 Taxes:1905.50

20020909-0108554

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 105 feet of the easterly 255 feet of the northerly part of Lot No. 16 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May ___, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 150 feet west of the center line of 23rd Avenue South, said point being the southwest corner of the property conveyed to Wm. A. Bass and wife, by deed from Loiette Hampton Hume et al., of record in Book 1003, page 298, Register's Office for said County; thence with the northerly margin of Hampton Avenue, westwardly 105 feet to the southeast corner of the property conveyed to Mrs. Louise McLaughlin Harwell by deed from Loiette Hampton Hume et al., of record in Book 999, page 235, said Register's Office; thence with said Harwell's easterly line, northweardly 341.8 feet, more or less, to the southerly line of Lot No. 4; thence with said line eastwardly 105 feet to the northwest corner of said Bass property; thence with said Bass' westerly line, southwardly 341 feet, more or less, to the beginning.

Being the same property conveyed to Joseph J. Faison and wife, Laura B. Faison by deed from Philip L. Lyle and wife, Geraldine R. Lyle dated October 6, 1993 of record in Book 9110, page 433, said Register's Office.

This conveyance is made subject to (1) 2002 taxes, which have been prorated and assumed by rhe Grantee; (2) All matters appearing on the Plan of record in Plat Book 11335, page 749 and re-recorded as Instrument No. 20011002-0106104, said Register's Office.