STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of August, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/10/02 09:05 2pgs
Fees:13.00 Taxes:277.50

20020910-0109453

ADDRESS NEW OWNER(S) AS FOLLOWS:
William Shelton McElroy
2110 12th Avenue South
Nashville, Tennessee 37204

SEND TAX BILLS TO:
William Shelton McElroy
2520 Sharondale Dr.
Nashville, Tn 37215

MAP-PARCEL NUMBERS:
105-130-181.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eunice Hardin, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **William Shelton McElroy, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being the northerly 40 feet of Lot "B" and the southerly 10 feet of Lot "A" on an unrecorded plan showing a Subdivision of part of the M.B. McAllister Home Place, on 12th Ave., South, the plan of the McAllister property appears of record in Book 421, Page 10, of the Register's Office for said County.

Said parts of Lots "A" and "B" fronting together 50 feet on the easterly side of 12th Avenue, South, formerly Kayne Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eunice Hardin by Quitclaim Deed from Ernest League and wife, Henrietta League and Alfred League and wife, Susie League, the said Ernest and Alfred League being the next of kin and sole heirs-at-law of Elijah R. Stokes and wife, Edna Stokes and Horace Gooden, a widower of Josie C. Gooden being deceased, of record in Book 6105, Page 858, Register's Office for Davidson County, Tennessee. Said property was

conveyed to Elijah R. Stokes and wife, Edna Stokes, and Horace Gooden and wife, Josie C. Gooden, by deed from Robert E. McInturff and wife, Earla T. McInturff of record in Book 4299, Page 380, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2110 12th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of August, 2002.

Eunice Hardin

Eunice Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eunice Hardin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE

06079-BP