This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Stephen B. Oldham
1200 Greenland Avenue
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 09/11/02 09:09 3pgs
Fees:18.00 Taxes:425.50
20020911-0110344

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____

MAP **061-12-0**
GROUP
PARCEL **206.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheryl Lee Pardue Pearson, a single person, the sole beneficiary of the Estate of Andrew Peyton Pardue, deceased** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Stephen B. Oldham, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 67 ½ feet of Lot No. 36 on the subdivision of part of the Greenland Tract, a plan of which is of record in Book 421, page 40, Register's Office for said County.

Said part of said lot fronts 67 ½ feet on the southerly side of Greenland Avenue and runs back between parallel lines 440 feet to a dead line.

Being the same property conveyed to A. P. Pardue and wife, Ruby Fly Pardue deed from William M. Hartnett and wife, Dorothy A. Hartnett dated August 27, 1957, of record in Book 2695, page 119, Register's Office for Davidson County, Tennessee. The said Ruby Fly Pardue predeceased A. P. Pardue. The said A. P. Pardue died testate and the Will was filed for probate in the Probate Court for Davidson County, Tennessee, under Docket Number 01P-1838. Grantor is the sole beneficiary. The said A. P. Pardue and Andrew Peyton Pardue are one and the same person.

This is improved property known as 2100 Greenland Avenue, Nashville, Tennessee.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 061-12-0, Parcel 206.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 2040, page 97, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 421, page 40, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

5. Subject to an easement for sanitary sewer and storm drainage, in favor of the Metropolitan Government of Nashville, set forth in an instrument of record in Deed Book 4371, page 71, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

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,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, 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 the 5th day of September, 2002.

Cheryl Lee Pardue Pearson

Cheryl Lee Pardue Pearson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cheryl Lee Pardue Pearson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of September, 2002.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of September, 2002.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004