40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Stewart (NAME)	New Owner (NAME)	MAP 105-7
555 Hamilton Avenue (ADDRESS)	(ADDRESS)	PARCEL 252
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jessie M. McNeely, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherry Stewart, Whitney M. Lloyd and Nancy Lawson, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 09/13/02 15:41 3pgs
Fees:18.00 Taxes:170.20
20020913-0111923

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

The herein described property has never been the primary residence of Grantor or Grantor's spouse.

unimproved ( )
This is improved (X) property, known as 555 Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 13th day of September, 2002

Jessie M. McNeely, Jr.
Jessie M. McNeely, Jr.

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 Jessie M. McNeely, Jr.

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of September, 2002.

Commission expires 7/26/03

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Block 6 on the Map of Hamilton's Subdivision, as of record in Minute Book 1, page 97, County Court for said County, being the westerly 49 feet of Lot No. 25 and the easterly 2 feet of Lot No. 26, on the unrecorded Subdivision of said Block 6, described according to a survey made by E. R. Southgate, Surveyor, July _____, 1945 as follows:

Beginning on the southerly margin of Hamilton Street at a point 169 feet 3 inches east of the southeast corner of said Street and Martin Street; thence with the southerly margin of Hamilton Street Eastwardly 51 feet; thence southerly margin of Hamilton Street Eastwardly 51 feet; thence southerly 167 feet 6 inches to the northerly margin of an alley; thence with said alley westwardly 51 feet; thence northwardly 167 feet 6 inches to the beginning.

Being the same property conveyed to Jessie M. McNeely, Jr. by deed from Larry Dean Hobbs of record in Book 10450, page 310, said Register's Office.