Real Property Tax Responsibility:
Judith Gayle Weaver
199 Allen Road
Goodlettsville, Tenn. 37072

This Instrument Prepared By:
Diana Monroe
Celina, TN 38551
Attorney at Law

Map 119-12, Parcel 55

This preparer makes no representation or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer and without her conducting a title search.

Davidson County DEEDWARR
Recvd: 10/03/02 11:05 2pgs
Fees:12.00 Taxes:0.00
20021003-0120614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, I, LAVELLE LANCASTER, (JAMES H. LANCASTER, deceased), hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer, and convey unto JUDITH GAYLE WEAVER and ANGELA DIANE DUKE, hereinafter called Grantees, their heirs and assigns, a one-half undivided interest each, in that certain tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 177 on the Map of Battlewood Subdivision, Section Two of record in Book 1835, Page 95, Register's office for Davidson County, Tennessee.

Said Lot No. 177 begins at a point in the easterly margin of Carlyle Place, the common corner of Lots Nos. 176 and 177; thence in a northeasterly direction 194.90 feet to a point, the common rear corner of Lots Nos. 176 and 177; thence in a northwesterly direction 279.61 feet to a point, the extreme northerly corner of said subdivision; thence south 20 degrees 48' West 74.14 feet to a point, the common rear corner of Lots Nos. 177 and 178; thence in a southeasterly direction 278.21 feet to a point in the margin of Carlyle Place, the common corner of Lots Nos. 177 and 178; thence along the margin of Carlyle Place 46.44 feet around a curve having a radius of 50 feet to the point of beginning.

And being the same property conveyed to James H. Lancaster and wife, Lavelle Lancaster, (James H. Lancaster, deceased), by Warranty Deed from A. D. Hewlett and wife, Frances H. Hewlett, dated July 3, 1953, and recorded in Deed Book 2152, page 88, Register's Office of Davidson County, Tennessee.

GRANTOR, LAVELLE LANCASTER, RESERVES UNTO HERSELF A LIFE ESTATE IN SAID PROPERTY BEING CONVEYED FOR AND DURING HER NATURAL LIFE.

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 and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 24th day of September, 2002.



Lavelle Lancaster
LAVELLE LANCASTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for said County and State, the within named LAVELLE LANCASTER, the grantor, with whom I am personally acquainted and who acknowledged that she executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 24th day of September, 2002.

Mary T. Ester
Notary Public

My Comm. Expires: 7-30-2005

AFFIANT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lavelle Lancaster
Affiant

Subscribed and sworn to before me this the 24th day of September, 2002.



Mary T. Ester
Register or Notary
My Comm. Expires: 7-30-2005