PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref:(SK) Title No: 43836
Dav. Co. File: Box 8

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
RETURN TO:
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David R. Pickens III Allison Hammond 4409 Estes Road Nashville, Tennessee 37215	CENTRAL CAROLINA BANK 212 W. MAIN ST, 5th FLOOR DURHAM, NC 27701

TAX MAP-PARCEL NUMBERS: 130-08-148

Davidson County DEEDWARR
Recvd: 10/18/02 11:23 2pgs
Fees:13.00 Taxes:2132.68
20021018-0128183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$576,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Granbery and wife, Janice Granbery**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David R. Pickens III and wife, Allison Hammond** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Granbery Subdivision of record in Book 6900, page 468, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to James W. Granbery and spouse, Janice Granbery by quitclaim deed from James T. Granbery and wife, Lillian D. Granbery of record in Book 7440, page 680, Register's Office for Davidson County, Tennessee, which property is now the easterly portion of Lot No. 2 of the Granbery/Wright Subdivision of record as instrument number 200210040121392 said Register's Office.

Together with a Reservation of Easement contained in the deed from James W. Granbery and wife, Janice M. Granbery to Jane H. Norris for the purpose of ingress and egress of record in Document No. 20020819-99815, Register's Office Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900 Page 468, said Register's Office.

This is improved property, known as: 4409 Estes Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of October, 2002.

James W. Granbery

Janice Granbery

State of TENNESSEE

County of DAVIDSON

On this 9th day of October, 2002 , before me the undersigned authority, personally appeared James W. Granbery and Janice Granbery , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/28/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $576,400.00

Affiant

Sworn and subscribed before me this the 9th day of October, 2002

My Commission Expires: July 24, 2004

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.