Return to:
Bicentennial Title & Escrow
1319 5th Avenue North
Nashville, TN 37208

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0209-50443

Davidson County DEEDWARR
Recvd: 11/08/02 11:02 2pgs
Fees:13.00 Taxes:386.65

20021108-0138034

RICHARD MANSON
DAVIDSON COUNTY

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 104,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2002.

Notary Public
My commission expires:

Address of New Owner	Send Tax Bills to:	Tax Information
Beverly K. Threadgill 322 Melpar Drive Nashville TN 37211	FHHLC 10741 King William Dallas, TX 75220	148-13-0-023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nita H. Cowman Taylor***, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Beverly K. Threadgill, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* a married woman

Land in Davidson County, Tennessee, being Lot Number 395, Fairlane Park, Section III, of record in Plat Book 2331, Pages 145 and 146, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nita H. Cowman of deed from Jeanne K. Martin, a widow, of record in Book 4632, Page 802, Register's Office for Davidson County, Tennessee. Nita H. Cowman has since married and is now known as Nita H. Cowman Taylor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 322 Melpar Drive, Nashville, TN 37211

This is not the principal residence of the within named Grantor.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of November, 2002.

Nita H. Cowman Taylor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Nita H. Cowman Taylor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office on this 1st day of November, 2002.

Notary Public

My Commission expires: 09/17/05

