WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/02 16:10 3pgs
Fees:18.00 Taxes:543.90

20021115-0142304

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Jodie McCarthy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 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
Harry V. McCarthy (NAME)	New Owner (NAME)	MAP 118-08-0
4201 Warren Road (ADDRESS)	(ADDRESS)	PARCELS 108 AND
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	109

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, Janet M. Hosale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry V. McCarthy and wife, Jodie McCarthy

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

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

unimproved ( )
This is improved (X) property, known as 2424 and 2426 Winford Avenue, Nashville, TN
(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 15th day of November, 2002

Janet M. Hosale

Janet M. Hosale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet M. Hosale

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 15th day of November, 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

TRACT I: Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Grandview Heights, as of record in Plat Book 161, pages 14 and 15, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Janet M. Hosale, a married person, by deed from Terry Lane and husband, Harold Lane, of record in Book 11012, page 671, said Register's Office.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Grandview Heights, as of record in Plat Book 161, pages 14 and 15, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 164 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines with the northerly margin of Newsome Street, 150 feet to an alley.

Being the same property conveyed to Janet M. Hosale by deed from Jesse David Isabel and Judy Rose McWhorter of record in Book 10623, page 565, said Register's Office, and as corrected by Quitclaim Deed of record in Instrument No. ~~*~~ *20021115-0142303, Register's Office for Davidson County, Tennessee.