Davidson County DEEDWARR
Recvd: 11/20/02 15:54 2pgs
Fees:13.00 Taxes:884.50
20021120-0144473

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Lisa M. Eads and William M. Eads
105 Windchase Run
HERMITAGE TN 37076

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 149
PARCEL 214
02DX-1741

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Phillip H. Prince, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lisa M. Eads and husband, William M. Eads, as tenants by the entirety, 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:

> LAND in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made by Cummings Surveying Company, dated May 12, 1969, as follows:
>
> BEGINNING at a point in the westerly margin of Rural Hill Road, at a common corner of property herein conveyed and Phillip H. Prince property; thence N86°00'W, 746.75 feet to an iron pin; thence N3°00E, 175.00 feet to an iron pin; thence S86°00'E, 746.75 feet to an iron pin; thence 3°W, 175 feet with the westerly margin of Rural Hill to the point of beginning, containing three (3) acres.
>
> Being part of the same property conveyed to Phillip H. Prince, by deed from Hazel D. Prince, as to her life estate, of record in INST: 20010905-0095695, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Condition of Premises is conveyed "AS IS".

Seller herein assigns two (2) sewer taps to buyer at no additional charge.

Taxes for 2002 have been pro-rated and paid.

This is improved property known as 1265 Rural Hill Road, Antioch, TN 37013, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lisa M. Eads and husband, William M. Eads, their heirs and assigns, forever; and I, Phillip H. Prince, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be

Witness my hand this the 14th day of November, 2002.

Phillip H. Prince

Phillip H. Prince

STATE OF FLORIDA)
COUNTY OF Volusia)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip H. Prince, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Daytona Beach, Florida, this the 14th day of November, 2002.

Sharon A. Senn

NOTARY PUBLIC

My Commission Expires: April 18, 2003

Sharon A. Senn
MY COMMISSION # CC827267 EXPIRES
April 18, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 185,000.00.

Lisa M. Eads

AFFIANT

Subscribed and sworn to before me this 15th day of November, 2002.

Gene A. Floyd

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE A. FLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.