PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(SK) Title No: 44039
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/21/02 11:18 2pgs
Fees:13.00 Taxes:2627.00
20021121-0144792

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald A. Dey 1091 Lynwood Blvd. Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 144-3 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$710,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol Katzman Silverman, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald A. Dey** 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. 49 on the Plan of Chickering Hills, Section 2, as of record in Book 2331, page 137, Register's Office for Davidson County, Tennessee.

Beginning on the southwesterly margin of Lynwood Boulevard at the corner of Lots Nos. 48 and 49 southwestwardly 418.1 feet; thence south 53 degrees 18 minutes east 197.7 feet to the northwesterly margin of a 50 foot unnamed street; thence with same northwestwardly 337.23 feet to the beginning of a curve having a radius of 25 feet; thence around said curve in a northwesterly direction 40.40 feet to a point in the southwesterly margin of said Boulevard, thence with same northwestwardly 206.15 feet to the beginning.

BEING the same property conveyed to Sam Silverman and wife, Carol Silverman by deed from Homeakers, Inc., of record in Book 3701, page 205. By Deed of record in Book 3707, page 257, said Register's Office, subject property was conveyed to Sam Silverman. By deed of record in Book 3947, page 324, said Register's Office subject property was conveyed to Sam Silverman and wife, Carol Silverman. The said Sam Silverman has since died. Affidavit of inheritance is of record in Book 11497, page 610, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 137, said Register's Office, which Plan shows a 100 foot minimum building setback line from Lynwood Boulevard and a 40 foot minimum setback line from an unnamed street and a 20 foot easement for public utility purposes along the southwesterly line of said lot.

This is improved property, known as: 1091 Lynwood Blvd., Nashville, Tennessee 37205

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 5th day of November, 2002.

Carol Katzman Silverman

State of TENNESSEE
County of DAVIDSON

On this 5th day of November, 2002 , before me the undersigned authority, personally appeared Carol Katzman Silverman , 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 7/26/2003

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 $710,000.00

Affiant

Sworn and subscribed before me this the 5th day of November, 2002

My Commission Expires:

TERASINA D. BROWN NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires September 25, 2004

Notary Public