PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
[illegible]

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **November, 2002, by and between JIMMY D. BYFORD and JANETTE BYFORD, HUSBAND AND WIFE, hereinafter called Grantors, and GALLO FALL and ~~DONNA~~ DONA VASSALL-FALL, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JIMMY D. BYFORD and JANETTE BYFORD, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto GALLO FALL and ~~DONNA~~ DONA VASSALL-FALL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1714 10TH AVENUE NORTH, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 11/21/02 14:31 3pgs
Fees:18.00 Taxes:66.60
20021121-0145006

Jimmy D. Byford
JIMMY D. BYFORD
Signature of Seller

Janette E Byford
JANETTE BYFORD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JIMMY D. BYFORD, the within named 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, at office, this **19th** day of November, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

GALLO FALL and ~~DONNA~~ DONA VASSALL-FALL, HUSBAND AND WIFE

111 OLD HICKORY BLVD. S.W. 185
NASHVILLE, TN 37221

Property Address:

1714 10TH AVENUE NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-12, PARCEL 23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$18,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gallo Fall
Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **November, 2002.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

BEING the northerly part of lot No. 213 on the map of McGavock's Addition, to the town of Nashville, as of record in book 21, page 23, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of 10th Ave. North, at the intersection of the south line of the first alley south of Hydes Ferry Pike, or road: thence along the margin of said alley, southeasterly 121 feet to a point; thence westerly 124 feet to the easterly margin of 10th Ave. No., thence with the margin of the same, northerly 80 feet to the point of beginning, being triangular in shape.

BEING the same property conveyed unto JIMMY D. BYFORD and JANETTE BYFORD, HUSBAND AND WIFE, by Warranty Deed from HAUTIE MAE LAWSON, of record in BOOK 4812, PAGE 510, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 81-12, PARCEL 23).

2. All matters as set forth on the Plan of McGavock's Town North Nashville, of record in Plat Book 21, page 23, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.