PLEASE RETURN TO: CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of November, 2002.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Notary Public

My Commission Expires: 10-25-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/03/02 13:34 2pgs
Fees:13.00 Taxes:795.50
20021203-0148714

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chris Matsos
5624 Highland Way
Nashville, TN 37211

SEND TAX BILLS TO:
~~NEW OWNER~~ THE FARMERS BANK
P.O. BOX 657
WHITE HOUSE, TN 37188

MAP-PARCEL NUMBERS:
Map & Parcel: 172-020-006.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas W. Malone and Millicent R. Malone** hereinafter referred to as Grantors, hereby transfers and conveys to **Chris T. Matsos, an unmarried man** hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 7 on the Plan of The Highlands, section Three, of record in Book 5050, page 14, Register's Office for said County.

Said Lot No. 7 fronts 151.00 feet on the easterly margin of Highland Way and extends back 380.40 feet on the northerly line and 373.58 feet on the southerly line to a dead line in the rear, measuring 151.15 feet thereon.

Being the same property conveyed to Thomas W. Malone and wife, Millicent R. Malone, by Warranty Deed from Cooper M. Schley and wife, Helen T. Schley, of record in book 7638, Page 489, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5050, Page 14, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5104, Page 410, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage of record in Book 6932, Page 10, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5624 Highland Way, Nashville, TN 37211.

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 I 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 the same is unencumbered, unless otherwise herein set out; 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 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 27th day of November, 2002.

Thomas W. Malone

Millicent R. Malone

Millicent Malone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas W. Malone and Millicent Malone, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of November, 2002.

Notary Public

My Commission Expires: 11 VV 05

NOTARY PUBLIC AT LARGE