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Davidson County DEEDWARR
Recvd: 12/04/02 10:50 2pgs
Fees:13.00 Taxes:728.90
20021204-0149160

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of December, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeremy D. Cole
314 51st Avenue North
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 091-150-212.00

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, **Tim V. Nolcox and Candace K. Polsgrove** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeremy D. Cole, unmarried** 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 the southerly 56 feet of the westerly half of Block 9, on the Plan of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at the northeast corner of 51st Avenue North, formerly 10th Street and Elkins, formerly Second, the easterly margin of 51st Avenue North, northwardly 56 feet to a point 94 feet south of the southerly margin of an alley; thence eastwardly and parallel with said alley 160 feet; thence southwardly and parallel with the easterly margi of 51st Avenue North, 56 feet to the northerly margin of Elkins Avenue; thence with said Avenue, westwardly 160 feet to the beginning.

Being the same property conveyed to Tim V. Nolcox and wife, Candace K. Polsgrove by deed from George H. Hamilton and wife, Lillian P. Hamilton of record at Instrument #2000 120601 20294, 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 421, page 18, Register's Office for Davidson County, Tennessee.

Easement of record in Book 1677, page 321, 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 currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 314 51st Avenue North, Nashville, Tennessee 37209.

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 2nd day of December, 2002.

Tim V. Nolcox

Candace K. Polsgrove

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 Tim V. Nolcox and Candace K. Polsgrove, 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 2nd day of December, 2002.

Notary Public

My Commission Expires: 11/2/05

NOTARY PUBLIC AT LARGE WILLIAMSON

06766-BW