BOX 10 B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,950.00

James R. Rawls / Kay R. Rawls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2002.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2003.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/04/02 13:17 2pgs
Fees:13.00 Taxes:107.12
20021204-0149307

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES R. RAWLS, ET UX | SAME | 081-07-0-403 |
| (NAME) | (NAME) | |
| 7165 WILLOW CREEK DRIVE | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN MARTIN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. RAWLS AND WIFE, KAY R. RAWLS,** 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 Davidson County, Tennessee, described as follows to - wit:

Being the southerly 37 feet of Lot No. 3 on the Plan of Cephas Woodards Subdivision of Lots 5 and 6 of the Woodard Property, as of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot No. 3 fronts 37 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to JOHN MARTIN by deed from RAY ALLEN AND WIFE, JUDY ALLEN, of record as Instrument No. 20021204-0149306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Unimproved ( )
This is improved( X ) property, known as **1806 CEPHAS STREET, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 3rd day of **DECEMBER, 2002**.

**JOHN MARTIN**

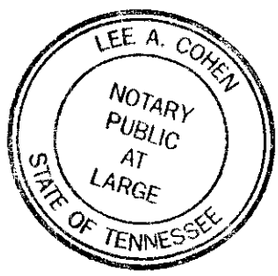
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Martin, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of **DECEMBER, 2002**.

Commission expires: **October 25, 2003.**




Lee A. Cohen
Notary Public