105-13-0 324.00

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Wayne P. Gallavin, Trustee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Mary Jenkins Hardin, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot Number 19 and the Easterly 20 feet of Lot Number 20 on the Waldkirch Subdivision of Lot Numbers 8 and 9 of the W.L.B. Lawrence Plan, as of record in Book 421, Page 90, Register's Office of Davidson County, Tennessee. Said Lot Number 19 and part of Lot Number 20 front together 70 feet on the Northerly side of Bradford (formerly Caroline Avenue), and run back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Wayne P. Gallavin, Trustee by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, of record in Instrument No. 20020626-0076827, register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 25 day of November, 2002.

Wayne P. Gallavin TRUSTEE

Davidson County DEEDWARR
Recvd: 12/06/02 10:54 2pgs
Fees:13.00 Taxes:416.25

20021206-0150627

STATE OF KENTUCKY

COUNTY OF Jefferson

Personally appeared before me, the undersigned, Wayne P. Gallavin, TRUSTEE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25TH day of November, 2002.

My commission expires:

Notary Public

CHRISTINE PALMER NOTARY PUBLIC State at Large, KY My Commission Expires Mar. 30, 2005

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 112,500.

Affiant

Subscribed and sworn to before me, this 26 day of November, 2002.

My commission expires: October 20, 2003

Notary Public

SANDRA K. GOOSTREE NOTARY PUBLIC AT LARGE MAURY COUNTY, TN.

NEW PROPERTY OWNERS:

Mary Jenkins Hardin
1009 Montrose Ave.
Nashville, TN 37204

PERSON(S) RESPONSIBLE FOR TAXES:

Same