Davidson County DEEDWARR
Recvd: 12/11/02 13:08 2pgs
Fees:13.00 Taxes:292.30
20021211-0153011

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WARRANTY DEED

This Indenture made this **14th** day of **November, 2002** between **David Comb,Jr., a married man, ,** GRANTOR, and **Henry H. Ellis and wife, Cynthia J. Ellis ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee, being Lot No. 28, Locust Grove Estates,of record in Plat Book 1424, page 11, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Combs, Jr. by Warranty Deed from Larry Wayne Hagewood and wife, Margie D. Hagewood of record in Book 9455, page 920, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 1424, page 11, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property know as 1054 Horseshoe Drive Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **14th** day of **November, 2002.**

David Comb, Jr.
David Comb,Jr. by Anna C. Mire
ATTORNEY-IN-FACT

Sheryl A. Comb
by Anna C. Mire
ATTORNEY-IN-FACT

County of Davidson

State of Tennessee

On the 14th day of November, 2002, before me personally appeared Ave Mire, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Comb and wife Sherry Comb, as his/her attorney in fact and acknowledged that Ave Mire executed the same as the free act and deed of the said David Comb and wife Sherry Comb. Said Power of Attorney being recorded in Book _____, page _____, Register's Office for said County and State.

20021211-0153010

NOTARY PUBLIC

GINA A. MORROW NOTARY PUBLIC DAVIDSON CO., TN MY COMMISSION EXPIRES SEPT. 30 2006

MY COMMISSION EXPIRES: _____

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $79000

Affiant

Subscribed and sworn before me this 14th day of November, 2002.

NOTARY PUBLIC

GINA A. MORROW NOTARY PUBLIC DAVIDSON CO., TN MY COMMISSION EXPIRES SEPT. 30 2006

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Henry H. Ellis
1054 Horseshoe Drive
Nashville, Tennessee 37216

Send Tax Bills to:
TransLand Financial Services, Inc.
2701 Maitland Center Parkway #300
Maitland, Florida 32751-7294

Map & Parcel Number:

Map 61-14 Parcel 75.00