SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th 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

Davidson County DEEDWARR
Recvd: 12/16/02 10:13 2pgs
Fees:13.00 Taxes:370.00
20021216-0154352

ADDRESS NEW OWNER(S) AS FOLLOWS:
Suzanne L. Smith- May
1116 Cahal Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Wachovia Mortgage Corporation
P.O.Box 57664
Jacksonville, FL 32241

MAP-PARCEL NUMBERS:
72-14/36

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, **David Gregory and wife, Sherry W. Gregory** hereinafter referred to as Grantors, hereby transfers and conveys to **Suzanne L. Smith- May, a married woman,** 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:

BEING Lot No. 12 and 13 Map of N. J. Gibson's Subdivision of Lot No. 2 of the Cahal Plan, as shown by plat of record in Plat Book 161, page 165, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

SAID Lots Nos. 12 and 13 front together 100 feet on the southerly side of Cahal Avenue and run back between parallel lines 248.4 feet on the easterly line of Lot No. 13 and 248.8 feet on the westerly line of Lot No. 12, to an alley in the rear, on which they measure 100 feet.

Being the same property conveyed to David Gregory and wife, Sherry W. Gregory by Warranty Deed from James E. Blunkall and Brenda L. Blunkall d/b/a J & B Investment

Property of record in Instrument No. 2001 02140014211, 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 161, Page 165, 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 1116 Cahal Avenue, Nashville, Tennessee 37206.

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 12th day of December, 2002.

David Gregory
David Gregory

Sherry W. Gregory
Sherry W. Gregory

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 David Gregory and wife, and Sherry W. Gregory, 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 12th day of December, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

06693-BP