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 $135,000.00

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 10:22 2pgs
Fees:13.00 Taxes:499.50
20021216-0154358

ADDRESS NEW OWNER(S) AS FOLLOWS:
Suzanne L. Smith- May
1125 Granada Avenue
Nashville, Tennessee 37206

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

MAP-PARCEL NUMBERS:
83-1/366

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, **Sherry W. Gregory, married***, 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. 30 on the Map of J. B. Hancock's East End Addition, of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet to the north side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sherry W. Gregory by Warranty Deed from Cary T. Birkitt and wife, Judi Birkitt of record in Instrument No. 2001 0813 0086716, Register's Office for Davidson County, Tennessee.

*David E. Gregory, Jr., husband of Sherry W. Gregory, joins in this instrument to convey any and all interest he has in said property.

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 57, Page 133, 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 1125 Granada 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.

Sherry W. Gregory

Sherry W. Gregory

David E. Gregory, Jr.

David E. Gregory, Jr.

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 Sherry W. Gregory and husband, David E. Gregory, Jr. 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: 11-24-05

NOTARY PUBLIC AT LARGE

06699-BP