40 A

WARRANTY DEED

ELAINE PHELPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

M. Lee Barrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2002

Elaine Phelps
Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett, Jr. (NAME)	New Owner (NAME)	MAP 135
976 Murfreesboro Road (ADDRESS)	(ADDRESS)	PARCEL 19
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Linda Gail Hunter, Katherine Lorell Boner Harper, Bobby Milton Boner, Reatha Dell Boner Black and Linda Faye Boner Cox, Devisees Pursuant to the Last * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Lee Barrett, Jr.

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 12/17/02 15:42 3pgs
Fees:18.00 Taxes:331.15

20021217-0155735

unimproved ( )
This is improved (X) property, known as 2027 Rice Avenue, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Will and Testament of Carrie Alberta Boner

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 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 our hand s this 13th day of December, 2002

Katherine Lorell Boner Harper
Katherine Lorell Boner Harper

Reatha Dell Bone Black
Reatha Dell Boner Black

Bobby Milton Boner
Bobby Milton Boner

Linda Faye Boner Cox
Linda Faye Boner Cox

Katherine Lorell Boner Harper
Katherine Lorell Boner Harper, Executrix

Linda Gail Hunter
Linda Gail Hunter

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 Linda Gail Hunter, Katherine Lorell Boner Harper, Bobby Milton Boner, Reatha Dell Boner Black and Linda Faye Boner Cox, Devisees Pursuant to the Last Will and Testament of Carrie Alberta Boner the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2002.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

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 Katherine Lorell Boner Harper, Executrix of the Estate of Carrie Alberta Boner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2002.

Notary Public

My Commission Expires: 7/26/03

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 16 and part of a 50 foot strip lying northwesterly and in the rear of said lot as shown on the Plan of D. W. White's Subdivision at Una, not of record, and described according to a survey made by S. M. McMurray, Engineering Company, May 15, 1934, as follows:

Beginning at a point in the southwesterly margin of Rice Avenue at the corner of Lots Nos. 15 and 16; thence with the line between said lots, southwesterly and the line of said lots, extended, 200 feet to a point; thence southeasterly 90 feet to a point; thence northeasterly along the line between Lots No. 16 and 17 and the line of said lots extended, 200 feet to a point in the southwesterly margin of Rice Avenue; thence with the margin of same, northwardly 90 feet to the point of beginning.

Being the same property conveyed to Mitchell M. Boner and wife, Carrie Alberta Goodwin Boner, by deed from Wilburn Ellis and wife, Harriett Ellis, of record in Book 3863, page 720, said Register's Office. The said Mitchell M. Boner and wife, Carrie Alberta Goodwin Boner, having both since died, with Mitchell M. Boner predeceasing Carrie Alberta Goodwin Boner. Title to the property is now vested in Linda Gail Hunter, Katherine Lorell Boner Harper, Bobby Milton Boner, Reatha Dell Boner Black and Linda Faye Boner Cox pursuant to the Last Will and Testament of Carrie Alberta Boner of record under Case No. 02P830 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

Katherine Lorell Boner Harper joins in the execution of this instrument in her capacity as Executrix of the Estate of Carrie Alberta Boner.