jtc file no. 15674-3 Dav. Co. File Box 14-A

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 19731

Davidson County DEEDWARR
Recvd: 12/18/02 09:55 2pgs
Fees:13.00 Taxes:665.63

20021218-0155968

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $179,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of DECEMBER, 2002.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Nancy C. Russell 5114 Overton Road Nashville, TN 37220	First American Real Estate Tax Service 8435 North Stemmons Freeway Dallas, TX 75247	MAP 146-15 PAR 132

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SHARRYE L. TAYLOR, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NANCY C. RUSSELL, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5114 Overton Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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 has executed this instrument on this 16th day of DECEMBER, 2002.

SHARRYE L. TAYLOR, BY: STARLING DAVIS, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

*20021218-0155967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STARLING DAVIS, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for SHARRYE L. TAYLOR and is authorized by the said SHARRYE L. TAYLOR to execute this instrument on HER behalf.

Witness my hand, at Office, this 16th day of DECEMBER, 2002.

My commission expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Brentwood Hall, Section II, of record in Plat Book 2083, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Sharrye L. Taylor, unmarried, by deed from Yougene J. Lamar and wife, Alene B. Lamar, of record as Instrument No. 20001023-0104634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Restrictions of record in Book 2084, page 409; and (2) All matters on the plan of record in Book 2083, page 23, said Register's Office.