Davidson County DEEDWARR
Recvd: 12/18/02 11:03 2pgs
Fees:13.00 Taxes:647.50
20021218-0156076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Suzanne L. Smith- May
1436 McGavock Pike
Nashville, Tennessee 37216

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

MAP-PARCEL NUMBERS:
72-8/46

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:

Land in Davidson County, Tennessee, being the north part of Lot No. 3 on the Map of the J.O. Hooper Property, as of record in Book 843, page 106A, Register's Office for said County, described as follows:

Beginning at a point in the centerline of Williams Ferry Road, at the corner of Lots Nos. 3 and 4; thence with the line between said lots, South 34-1/2 degrees East, 329 feet, more or less, to the northerly boundary line of Genevia Heights, Section II, as of record in Book 2854, page 106; thence with the northerly boundary line of said subdivision, South 58 degrees, 27 minutes West, 121 feet, more or less, to a point in the dividing line between Lots 2 and 3 of said Hooper Subdivision; thence with the line between said lots, North 34-1/2 degrees West, 340 feet, more or less, to a point in the centerline of Williams Ferry Road; thence with the center of same, North 55-1/2 degrees East, 121 feet to the point of beginning.

Being the same property conveyed to Sherry W. Gregory, married, by deed from Jim Devault and wife, Pamela Devault of record in Instrument No. 2002 0116 0006741, 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 843, Page 106, 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 1436 McGavock Pike, Nashville, Tennessee 37216.

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

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: 11-22-05

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