BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF **DECEMBER, 2002.** Notary Public MY COMMISSION EXPIRES: **OCTOBER 25, 2003.** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/26/02 09:58 2pgs
Fees:13.00 Taxes:1332.00
20021226-0158524

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN WESLEY FINCH, ET UX	**SAME**	**088-00-0 035.00**
(NAME) **7431 LAKEVIEW DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, H. C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN WESLEY FINCH AND WIFE, HEATHER LYNN FINCH,** 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:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 28, 1961, as follows:

Beginning at a point in the southeasterly margin of Lakeview Drive at the northwest corner of the property conveyed to William M. Judd and wife, by deed from Fred Webb Jackson and wife, of record in Book 3251, page 316, said Register's Office; thence with said Judd's southwesterly line South 39° 30 east 559 feet to the northwesterly line of the property conveyed to Joe Marshall Spann and wife, by deed from Fred Webb Jackson and wife, of record in Book 2537, page 117, said Register's Office; thence with said Spann's northwesterly line as follows: South 49 Deg. 30' West 108 feet to a 6 inch ironwood; South 53 Deg. 45' west 124 feet to a 15 inch maple and South 46 Deg. west 49 feet to the southeast corner of a 4.09 acre tract; thence with the northeasterly line of said 4.09 acre tract North 38 Deg. west 574 feet to the southeasterly margin of Lakeview Drive; thence with the southeasterly margin of Lakeview Drive North 51 Deg. 30' east 260 feet to the beginning, containing 3.51 Acres.

Being the same property conveyed to H. C. Duke from Fred L. Horton, Jr. and wife, Rosalyn D. Horton by deed of record in Book 5946, page 673, Register's Office for Davidson County, Tennesse.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

Unimproved ( )
This is improved(X) property, known as **7431 LAKEVIEW DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand(s) this 23 day of **DECEMBER, 2002.**

H. C. DUKE

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 **H. C. DUKE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of December, 2002.

Commission expires: OCTOBER 25, 2003.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public