Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2021569

RETURN TO:
PREMIER TITLE & ESCROW, LLC
1301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **the Estate of Mable Dodd, Jack D. East Sr. and wife Geraldine East** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Randal Kevin Whitson** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 33 on the Map of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County, to which map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mildred East Ward from Harold Wayne Read and wife, Ellen P. Read by Warranty Deed dated August 30, 1967 and recorded September 13, 1967 in Book 4170, page 291, Register's Office for Davidson County. Said Mildred East Ward is deceased. Mabel Dodd was the devise of said property under the Last Will and Testament of Mildred East Ward by Will recorded Will Book 4658, Page 859654 in the Probate Clerk's Office of Davidson County, Tennessee. Mabel Dodd has since died. Jack D. East, Sr. and Geraldine East are the devisees of said property under the Last Will and Testament of Mabel Dodd recorded in Will Book 4904, Page 905614 in the Probate Clerk's Office for said county.

This conveyance is subject to Restrictions of record in Book 2345, page 514 and Book 2393, page 627; and all matters of record on plat in Book 2331, page 18, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of December, 2002.

Jack D East Sr
Jack D. East Sr., Individually and as Executor of Estate of Mable Dodd, deceased

Geraldine East
Geraldine East

Davidson County DEEDWARR
Recvd: 12/30/02 08:03 2pgs
Fees:13.00 Taxes:451.40
20021230-0161531

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jack D. East Sr., Individually and as Executor of Estate of Mable Dodd, deceased and wife Geraldine East** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 27th day of December, 2002

April C Nichols
Notary Public

APRIL C. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires JUN 21, 2003

My Commission Expires: 6-21-03

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 122,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of December, 2002.

Notary Public

My Commission Expires: 6-21-03

APRIL G. N... NOTARY PUBLIC AT LARGE WILLIAMSON CO...

My Commission Expires JUN 21, 2003

MAP AND PARCEL NUMBERS: 133-13-100.00

ADDRESS NEW OWNER:
522 Inwood Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New South Federal Savings Bank

210 Automation Way

Birmingham, Alabama 35210