Return to:

AFTER RECORDING PLEASE RETURN TO:
Lawyers Title Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 43933
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/02/03 11:16 2pgs
Fees:13.00 Taxes:1739.00
20030102-0000254

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terry R. Cashion Theresa L. Cashion 3102 Woodlawn Drive Nashville, TN 37215	Wilson Bank & Trust 623 West Main Street Lebanon, TN 37087

TAX MAP-PARCEL NUMBERS: 117-01-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George R. Avant, married.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry R. Cashion and spouse, Theresa L. Cashion** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th Civil District of Davidson County, Tennessee, being known as Lot No. 2 on the Map of the Subdivision of a 5.8 acre tract, more or less, by W.T. Clark and W.A. Dunlap, and described according to a copy of a survey thereof made May 29, 1970, by Parrish-Ragan, Inc., as follows:

Beginning at a point in the north margin of Woodlawn Drive as now widened at the corner of Lots Nos. 2 and 3, thence with the line between said lots north 0 degrees 9 minutes east 342.1 feet to an iron pin in the south line of Bellwood Plan of Lots, as of record in Book 547, pages 149 and 150, Register's Office for said County; thence south 88 degrees east 112 feet to an iron pin at the corner of Lots Nos. 1 and 2 of said Clark and Dunlap Subdivision; thence with the line between said lots south 0 degrees 09 minutes west 339.2 feet to the north margin of Woodlawn Drive; thence with the margin of the same, north 89 degrees 27 minutes west 112.05 feet to the beginning.

Being the same property conveyed to George R. Avant and wife, Barbara D. Avant by deed from Thomas S. Davis, Jr. and wife, Jane L. Davis of record in Book 4935, page 785, said Register's Office. The said Barbara D. Avant has since died.

Phyllis K. Avant, spouse of George R. Avant joins in conveying any interest she might have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4058, page 474, said Register's Office.

This is improved property, known as: 3102 Woodlawn Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of December, 2002.

George R. Avant

Phyllis K. Avant

State of TENNEESSE
County of DAVIDSON

On this 27th day of December, 2002 , before me the undersigned authority, personally appeared George R. Avant and **Phyllis K. Avant**. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNEESSE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $470,000.00

Affiant

Sworn and subscribed before me this the 27th day of December, 2002

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, [illegible]