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Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/13/03 08:35 2pgs
Fees:13.00 Taxes:532.43
20030113-0004902

39-B
File #02-1687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James H. Joscelyn, Jr., and Denise I. Joscelyn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. McAlister and April Kohal,*** 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Caleb Chase of record in Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to James H. Joscelyn, Jr. and wife, Denise I. Joscelyn by deed from Edward Mitchell Bates and wife, Angela B. Bates, of record in Book 10500, page 429, said Register's Office. The said James H. Joscelyn and Denise I. Joscelyn have since divorced.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

*both unmarried as joint tenants with right of survivorship.

This is improved property, known as: 206 Cameron Ct., Hermitage TN 37076.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 6th day of December, 2002

James H. Joscelyn, Jr.

Denise I. Joscelyn

State of Tennessee)
County of Davidson)

On this 6th day of December, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James H. Joscelyn, Jr. and Denise I. Joscelyn, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143,900.00.

Affiant

Sworn and subscribed before me on this the 6th day of December, 2002.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Michael McAlister
206 Cameron Ct.
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
Transland Financial Svcs.
2701 Maitland Cntr. Pkwy
Suite 300
Maitland, Fl. 32751

TAX MAP-PARCEL #:
64-11-A-13CO