Box 13
#4733

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
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Davidson County DEEDWARR
Recvd: 01/13/03 09:51 2pgs
Fees:13.00 Taxes:963.85
20030113-0005033

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***260,500.00.

Affiant

Subscribed and sworn to before me this 6th day of December, 2002.

Notary Public

My Commission Expires: 10-12-05

ADDRESS OF NEW OWNER

TROY NUNN
4311 Nebraska Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Ameritab Wholesale Lender
750 Old Hickory Blvd
Suite 150
Brentwood, TN 37027

MAP & PARCEL NOS.

MAP 103-04
PARCEL 229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***260,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, MARIA M. SALAS, unmarried, (hereinafter called the GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto TROY NUNN and wife, KIM NUNN, (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:

BEING Lot No. 3, Block 15, on the Plan of Sylvan Park of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 of Block 15 fronts 60.0 feet on the southerly margin of Nebraska Avenue, formerly 8th Avenue, and extends back between parallel lines with the easterly margin of 44th Avenue, North, formerly 3rd Street, 160.0 feet to an alley.

BEING the same property conveyed to Maria M. Salas by deed from Robert L. Avinger, III and spouse, Jane Haynesworth Price Avinger, of record in Book 11603, page 876, Register's Office for Davidson County, Tennessee.

This is improved property known as 4311 Nebraska Avenue, Nashville, Tennessee 37209.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of December, 2002.

Maria M. Salas

MARIA M. SALAS

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 MARIA M. SALAS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2002.

Mitchell A. Watts

Notary Public

My Commission Expires: 10.12.05

