PROPERTY TAX INFORMATION:

OWNER: Susan Lawson
504 Drake Avenue
Nashville, TN 37211

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 133-1
Parcel: 64.00

Davidson County DEEDWARR
Recvd: 02/25/03 11:58 2pgs
Fees:13.00 Taxes:145.15
20030225-0024860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Johnathan C. Moore and wife, Bonnie E. Moore**, have bargained and sold and does hereby transfer and convey unto **Susan Lawson, unmarried,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the 6DA-37476 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> BEING land in Davidson County, Tennessee, being the westerly 45 feet of Lot No. 25 on the Map of William Coleman's Subdivision of part of the Radnor College Lane, as of record in Book 547, Page 181, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Johnathan C. Moore and wife, Bonnie E. Moore, by warranty deed dated August 16, 1995, from Ronnie W. Hall, and recorded 09/13/95 in Book 9793, Page 100, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever.

We, the undersigned, covenants with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2003 property taxes which are not due, and 2002 property taxes which have been prorated between the parties and paid.

We, the undersigned, further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this deed.

WITNESS OUR HAND, this the 24th day of February, 2003.

Johnathan C. Moore

Bonnie E. Moore

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 24th day of February, 2003, before me personally appeared Johnathan C. Moore and wife, Bonnie E. Moore, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 04-19-04

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 39,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 24th day of February, 2003.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 04-19-04