This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/05/03 08:17 2pgs
Fees:13.00 Taxes:277.50
20030805-0110533

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jacqueline Cyr **1915 Lebanon Road** **Nashville, TN 37210**	**1st Trust Bank for Savings** **P. O. Box 17257** **Memphis, TN 38187-0257**	**095 09 0 044.00**

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 considerations, the receipt of which is hereby acknowledged, we, **Claudine Martin Whitely, Gladys JoAnne Booth, and Mary Katherine Whitely, being all of the heirs of the Estate of Mary Elizabeth Cox,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jacqueline Cyr**, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 3rd formerly the 15th, Civil District of Davidson County, TN, described according to a survey made by John M. Sullivan, County Surveyor, September 14, 1950, as follows: BEGINNING in the center of the Lebanon Pike 79.6 ft. west of the northwest corner of a tract of land owned by Frank Brent; thence with the center of said Pike westwardly 70.4 ft.; thence North 31 deg. 35' East 314.2 ft.; thence North 35 deg. 52' East 87.6 ft.; thence North 33 deg. 27' west 294.5 ft. to the beginning.

BEING the same property conveyed to Clarance H. Cox and wife, Elizabeth W. Cox by deed from Tennessee Construction and Development Company, Inc., of record in Book 2018, page 289, Register's Office of Davidson County, TN. (Clarance H. Cox became deceased in 1966, and property passed to his wife, Elizabeth W. Cox, who became deceased November 26, 2002. Elizabeth W. Cox is one and the same person as Mary Elizabeth Cox.)

SUBJECT TO THE FOLLOWING:

1. 2003 county taxes a lien, not yet due and payable.
2. Subject to any and all building and zoning regulations of city, county and state.
3. Easement for sewer right of way in Book 4337, page 218, RODC, TN.

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, her heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as: 1915 Lebanon Road, Nashville, TN 37210.

WITNESS OUR HANDS THIS 30th DAY OF JULY, 2003, IN FRANKLIN, TENNESSEE.

Claudine Martin Whitely
Claudine Martin Whitely

Gladys Joanne Booth
Gladys JoAnne Booth

Mary Kathryn Whitely
Mary Katherine Whitely

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Claudine Martin Whitely, Gladys JoAnne Booth, and Mary Katherine Whitely, being all of the heirs of the Will of Mary Elizabeth Cox, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of July, 2003.

Notary Public

My Commission Expires: 2/27/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of July, 2003, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/27/05

14537.2003/MS