Davidson County DEEDWARR
Recvd: 08/13/03 15:30 3pgs
Fees:18.00 Taxes:296.00

20030813-0116574

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $80,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2003. Notary Public My Commission Expires: 1-27-07

ERLENE LEE RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Aimee B. Singelyn & David Singelyn 1323A 7th Avenue North Nashville, TN 37208	Send Tax Bills To: Same	Map-Parcel Number: 082-09-0 455.00 & 082-09-0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. MULLINS AND WIFE, ANN B. MULLINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **AIMEE B. SINGELYN AND SPOUSE, DAVID SINGELYN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William E. Mullin and wife, Ann B. Mullins, by deed from Aprile Melissa Smith and Basil Glen Harlan and Alora Melaina Langford and Lance Lorel Henslee, of record as Instrument No. 20020923-0115879, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters shown on the Plan of record in Book 21, page 105, Register's Office for said County.

This is improved property known as 1323 A 7th Avenue North, Nashville, TN 37208, and unimproved property known as 1325 7th Avenue North, Nashville, TN 37208.

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; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 8th day of August, 2003.

William E. Mullins

Ann B. Mullins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM E. MULLINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

ERLENE LEE RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

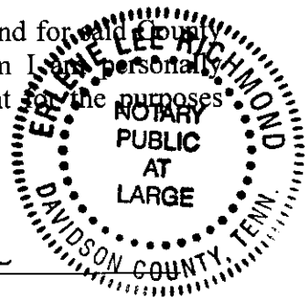
WITNESS my hand, at office, this 8th day of August, 2003.

Notary Public

My Commission Expires: 01-27-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN B. MULLINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.



WITNESS my hand, at office, this 8th day of August, 2003.

Erlene Lee Richmond
Notary Public

My Commission Expires: 01-27-07