STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00.

Wanda F Fisher
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of May, 2001.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Wanda F. Fisher
1033 Mitchell Road
Nashville, Tennessee 37206

SEND TAX BILLS TO:
ERA Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
083-080-200.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Duane L. Rucker and wife, Vivian Rucker** hereinafter referred to as Grantors, hereby transfers and conveys to **Wanda F. Fisher, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of Rosewood Heights, Section III, as of record in Book 2133, Page 61, of the Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description of lot.

Being the same property conveyed to Duane L. Rucker and wife, Vivian Rucker by Deed from Billy W. Brown, unmarried, of record in Book 9661, Page 826, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/22/01 08:27 2pgs
Fees:11.00 Taxes:345.95
20010522-0052645

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2133, Page 61, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3827, Page 545, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1033 Mitchell Road, Nashville, Tennessee 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. 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 my hand this 18th day of May, 2001.

Duane L. Rucker

Duane L. Rucker

Vivian Rucker

Vivian Rucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Duane L. Rucker and wife, and Vivian Rucker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2001.

Notary Public

11-19-01
My Commission Expires

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03183-BP