This space for Register's Office:

Davidson County DEEDWARR
Recvd: 09/24/01 15:35 2pgs
Fees:13.00 Taxes:353.28

20010924-0103177

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
214 Second Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
Charlotte A. Lucas
Rachel Hauer
816 Crescent Hill Road
Nashville, TN 37206

SEND TAX BILLS TO:
Villa Mortgage
2796 Mack Road
Fairfield, OH 45014

Tax Map : 83-8-49

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We, **Annie L. Sweet, unmarried and Margarita King, unmarried,** hereinafter called the **Grantors**, do hereby convey unto **Charlotte A. Lucas, a single person and Rachel Hauer, a single person** , hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 53 of the plan of Rosewood Heights, Section2, as of record in Book 2133, Page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 213.70 on the southerly margin of Crescent Hill Road, and extends back 364.5 feet on the easterly line and 397.3 feet on the westerly line to a point of intersection, said lot being triangular in shape.

Being the same property conveyed to Annie L. Sweet and Brian A. King and wife, Margarita King by Deed of record in Book 10533, Page 493, Register's Office for Davidson County, Tennessee; the said Brian A. King having conveyed his interest to Annie L. Sweet by Quitclaim Deed of record in Book 11504, Page 567, Register's Office for said County. Willie D. Sweet, former husband of Annie L. Sweet also conveying any interest he may have in the subject property by Quitclaim Deed of record in Book 11537, Page 769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing of record in Book 2133, page 57, said Register's Office.

Margarita King being now known as Margarita Y. Sweet.

This is improved property known as 816 Crescent Hill Road, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER CONVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 31st day of August, 2001.

Annie L. Sweet
Annie L. Sweet

Margarita Y. Sweet
Margarita King by Annie L. Sweet

State of Tennessee, County of Davidson

Before me, the undersigned authority, on this day personally appeared Annie L. Sweet, known to me to be the person whose name is subscribed to the foregoing document and who upon oath stated to me that they executed the same for the purposes and consideration therein expressed and acknowledged the same to be her free act and deed.

Subscribed and sworn to before me this 31st day of August, 2001.

Notary Public 2-20-05

State of Tennessee, County of Davidson

Before me the undersigned authority appeared Annie L. Sweet, the person who executed the foregoing instrument on behalf of Margarita King, now known as Margarita Sweet and acknowledged that she executed the same as the free act and deed of the said Rachel E. Hauer through Power of Attorney granted Annie L. Sweet.

Subscribed and sworn to before me this 31st day of August, 2001.

Notary Public 2-20-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $95,481.00.

James C Scott
Affiant

Sworn and subscribed before me on 8-31-01, 2001.

Notary Public

My Commission Expires: 2-20-05