Davidson County DEEDWARR
Recvd: 02/04/02 11:45 3pgs
Fees:18.00 Taxes:370.00

20020204-0015076

mail

COMMONWEALTH TITLE AGENCY
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **January, 2002, by and between JAMES U. RUST IV, UNMARRIED, hereinafter called Grantor, and TINNON W. MEDLEY and** BETTYE **S. MEDLEY, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JAMES U. RUST IV, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto TINNON W. MEDLEY and BETTYE **S. MEDLEY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

This is improved property known as 162/164 & 172/174 WELLWORTH DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

James U Rust IV

JAMES U. RUST IV
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES U. RUST IV, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of January, 2002.

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

TINNON W. MEDLEY and BETTYE **S. MEDLEY, HUSBAND AND WIFE**

2433 Timmons Rd
Goodlettsville, TN 37072

Property Address:

162/164 & 172/174 WELLWORTH DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 34-13, PARCELS 110 & 112

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$100,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **January, 2002.**

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACTS 1 AND 2: Land in Davidson County, Tennessee, being Lots Nos. 20 and 22, Block B on the Plan of Eastlawn, of record in Book 547, page 153, and 154, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 fronts 68 feet on the southerly margin of Wellworth Street and extends back 177.34 feet on the westerly line and 149.00 feet on the easterly line to a line in the rear measuring 73.60 feet thereon.

Said Lot No. 22 fronts 50 feet on the southerly margin of Wellworth Street and extends back 128.32 feet on the westerly line and 107.66 feet on the easterly line to a line in the rear measuring 54.10 feet thereon.

BEING the same property conveyed to JAMES U. RUST IV, A MARRIED MAN, by Deed from CHUCK RYAN, UNMARRIED, of record in Book 9608, page 716, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 34-13, PARCELS 110 & 112, 2000 REAL PROPERTY TAXES ARE PAID -as to Tracts 1 and 2).

2. All matters as set forth on the Plan of Eastlawn, of record in Plat Book 547, pages 153 and 154, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon (as to Tracts 1 and 2).

3. Restrictive Covenants recorded in Book 736, Page 220, Register's Office for DAVIDSON County, Tennessee (as to Tracts 1 and 2).