Davidson County DEEDWARR
Recvd: 02/07/02 10:01 2pgs
Fees:13.00 Taxes:355.20

20020207-0016942

After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 3169

WARRANTY DEED

This instrument, made and entered into on this the 4 day of January 2002, by and between TAISHA RUCKER as Administrator for the Estate of Bertha M. Griffin, Party of the First Part, and WILHEMINA C. DAVIS a single person, and SAMINAL. ELDRIDGE, a single person, Parties of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Parties of the Second Part, their successors and assigns, the following described real estate located in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 751, ON THE PLAN OF PARKWOOD ESTATES SECTION FOUR, OF RECORD IN PLAN BOOK 3300, PAGES 79 AND 80, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 751 FRONTS 82.5 FEET ON THE SOUTHERLY MARGIN OF MASONWOOD DRIVE AND EXTENDS BACK 120.0 FEET ON THE WESTERLY LINE AND 135.0 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 79.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TAISHA RUCKER UNDER ITEM FOUR OF THE LAST WILL AND TESTAMENT OF BERTHA M. GRIFFIN AS PROBATED IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE UNDER CASE NO. 01P409.

Property Address: 3234 Masonwood Drive, Nashville, TN 37207

TAX PARCEL IDENTIFICATION:
50-10/29.00

TO HAVE AND TO HOLD unto the said Parties of the Second Part, their successors and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Parties of the Second Part, their successors and assigns, that he is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all

encumbrance, and that he, the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand and seal on this the day and date first above written.

Taisha L. Rucker
TAISHA RUCKER

STATE OF Michigan }
COUNTY OF Wayne }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, TAISHA RUCKER, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 4th day of January, 2002.

Vincent D. Little
Notary Public

VINCENT D. LITTLE
Notary Public, Wayne County, MI
My Commission Expires Nov. 13, 2004

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 $96,000, 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.

Taisha L. Rucker
Affiant

Subscribed and sworn to before me this the 4th day of January, ~~2001~~ 2002.

Vincent D. Little
Notary Public

My commission expires:

VINCENT D. LITTLE
Notary Public, Wayne County, MI
My Commission Expires Nov. 13, 2004

Name and Address of Property Owner:
Estate of B.M. Griffin
3234 Masonwood Dr.
Nashville, TN 37207

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Estate of B.M. Griffin
3234 Masonwood Dr.
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103