This instrument was prepared by:
LISA GARY
Attorney at Law
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P.O. Box 1797
Spring Hill, Tennessee 37174-1797

Davidson County DEEDWARR
Recvd: 02/13/02 08:29 2pgs
Fees:12.82 Taxes:296.00
20020213-0018826

Address New Owner:

Jerry and Peggy Cavender
1061 Mallow Drive
Madison, TN 37215

Send Tax Bills to:

New Owners

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES R. RYMAN, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and conveys unto **JERRY CAVENDER** and Wife, **PEGGY CAVENDER,** hereinafter called the Grantees, their heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Arrowhead Estates Subdivision, Section 1, Revised, of record in Plat Book 4955, Page 27, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James R. Ryman, Jr., unmarried, by Deed from Jeffrey L. Newell and wife, Regina L. Newell, of record in book 10550, Page 179, Register's Office for Davidson County, Tennessee.

Map 052-04, Parcel 044, FB #11D-92102

The property is encumbered by the following:

1. 2002 taxes, a lien, but not yet due and payable; and

2. Any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

3. The Plan of record in Book 4955, Page 27, said Register's Office, shows an Owners Certificate, and subject to all maters as set forth therein.

4. Restrictive covenants contained in instrument of record in Book 5154, page 59, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and

assigns, forever; and Grantor does covenant with said Grantees 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, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of Feb., 2002.

James R. Ryman Jr
JAMES R. RYMAN

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, LISA F. GARY, the undersigned Notary Public in and for said County and State, the within named grantor, **James R. Ryman, Jr.** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 1st day of Feb, 2002.

Lisa F Gary
Notary Public
My commission expires: 11/21/2004

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

James R. Ryman Jr.
Affiant

Sworn to and Subscribed before me,
This 1st day of Feb, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Lisa F Gary
Notary Public
My Commission expires: 11/21/2004