This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 047-00-0
PARCEL: 096.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
E.R. Rutherford
4767 Eatons Creek Road
Nashville, TN 37218

Davidson County DEEDWARR
Recvd: 02/21/02 14:23 2pgs
Fees:13.00 Taxes:175.75
20020221-0022353

WARRANTY DEED

THIS INDENTURE, made this 21st day of February, 2002 between

Katheryn A. Woods n/k/a Katheryn W. Tisdale

of Denver County, Colorado, hereinafter referred to as **Grantor**, and

E.R. Rutherford and Ann R. Thompson
As Tenants in Common with Right of Survivorship

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 13th Civil Distrct of Davidson County, Tennessee, described as follows: Beginning at a point 234 feet West of the NE corner of a tract of land conveyed to Walter B. Williams, Trustee, by deed from Henry Dalton, and wife, Bobbie Dalton, of record in Book 4068, Page 519, Register's Office for said County, said point being in the Southerly margin of Blue Berry Hill Road; thence from said point fronting 117 feet on the Southerly margin of said road; thence running back between parallel lines S 8° 45' W 1120 feet, more or less, to a line in the rear, on which it measures 117 feet, more or less.

Being the same property conveyed to Katheryn A. Woods by Warranty Deed dated 6/28/82 from Jerry R. Young, an unmarried person of record in Book 5904, Page 395, Register's Office for Daivdson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Katheryn A. Woods NKA Katheryn W. Tisdale

Katheryn A. Woods n/k/a Katheryn W. Tisdale
by Charles Woods, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February 2002, before me personally appeared ,Charles Woods, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katheryn A. Woods n/k/a Katheryn W. Tisdale acknowledged that such person executed the same as the free act and deed of Katheryn A. Woods n/k/a Katheryn W. Tisdale.

Notary Public

My Commission Expires: 4/30/2005

PERRY A. DAVIS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $47,500.00.

Affiant

Sworn to and subscribed before me, this 21st day of February, 2002.

Notary Public

My Commission Expires: 4/30/2005

PERRY A. DAVIS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE