Davidson County DEEDWARR
Recvd: 03/01/02 10:16 3pgs
Fees:18.00 Taxes:481.00
20020301-0026030

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Rupert Colmore, III which expression shall include heirs, assigns and personal representatives, and Mary P. Colmore, SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

See Exhibit A for legal description.

Being the same property conveyed to FIRST PARTY by Deed of record in Instrument 2001053-0045612, Register's Office of Davidson County, Tennessee

Map 116-08-0, Parcel 36

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with All rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be assumed by SECOND PARTY; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the Title to said real estate unto SECOND PARTY against the lawful claims of all Persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the 20th day of February, 2002.

Rupert Colmore, III

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Rupert Colmore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of February, 2002.

Brenda Roberts
Notary Public

NOTARY PUBLIC AT LARGE
My Commission Expires April 20, [illegible]
STATE OF TENNESSEE

My commission expires:

STATE OF TENNESSEE – MAURY COUNTY

I hereby affirm that the actual consideratio for this transfer or value of the property transferred whichever is greater is $130,000.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2002.

Brenda Roberts
Notary Public

NOTARY PUBLIC AT LARGE
My Commission Expires April 20, [illegible]
STATE OF TENNESSEE

My Commission expires

NEW PROPERTY OWNER:

Mary P. Colmore
220 Woodmont Circle
Nashville, TN 37205

PERSON RESPONSIBLE FOR TAXES:

First Farmers & Merchants
816 S. Garden St.
Columbia, TN 38401

EXHIBIT A

Located in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 8 on the Plan of a Re-Subdivision of Lots 29-34, inclusive, and Lots 49-54, inclusive, in the Kenner Manor Land Company's Second Subdivision, of record in Book 547, Page 134, Register's Office of Davidson County, Tennessee and that part of the 10 foot strip lying immediately in the rear of said Lot No. 8 and described according to a survey made by Parrish Engineers, Inc., dated August 4, 1966, as follows:

Said Lot No. 8 and that part of said strip fronts 75 feet on the north side of Woodmont Circle, formerly Kenner Avenue, and extends back 345 feet on the west line and 355 feet on the east line along the west margin of a 10 foot Reserved Strip, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Rupert Colmore, III, by deed of record in instrument 2001053-0045612, Register's Office of Davidson County, Tennessee.

Map 116-08-0, Parcel 36