19-A

Davidson County DEEDWARR
Recvd: 03/01/02 15:43 2pgs
Fees:13.00 Taxes:765.41
20020301-0026331

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
William C. Carmon and wife, Gaye S. Carmon 1716 Glenridge Nashville, Tennessee 37221	SAME	Map:142-13-0-B Parcel 107.00CO

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty & Construction Co., Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to William C. Carmon and wife, Gaye S. Carmon ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 107 on the Final Plat, First Revision, Riverside, Phase 3, of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Rochford Realty & Construction by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr. and Mary Handly Beard of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County Real Property Taxes.

(2) The plan of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee.

(3) Restrictive Covenants contained in Instrument of record in Book 7185, page 619, Book 7405, page 780, Book 8104, page 211, Book 11063, page 996, Register's Office for Davidson County, Tennessee.

(4) Easement of waterline of record in Book 6970, pages 275 & 281, Register's Office for Davidson County, Tennessee.

(5) Easement for Public Utilities of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee.

(6) Easement for Ingress/Egress of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

(7) Easement for Sewer Line of record in Book 7803, page 642, Register's Office for Davidson County, Tennessee.

(8) All matters and bearings of Plat of record in Book 6900, page 490, Register's Office for Davidson County, Tennessee.

(9) Easement to Metro Government of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.

(10) Permanent Drainage Easement of record in Book 7574, page 645, Register's Office for Davidson County, Tennessee.

(11) Sewer Line Easement of record in Book 7489, page 638, Register's Office for Davidson County, Tennessee.

(12) Agreement of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

(13) HOA Charter recorded in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

(14) Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

(15) All other easements and restrictions of record in said Register's Office.

(16) Subject to rights of others in and to the common areas/elements.

This is improved property commonly known as 1716 Glenridge, Nashville, Davidson County, Tennessee 37221.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 1 day of March, 2002.

ROCHFORD REALTY & CONSTRUCTION CO., INC.

By: James G Morrissey

Name: JAMES G MORRISSEY

Title: VP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, James G. Morrissey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the VP of Rochford Realty & Construction Co., Inc., the within named bargainor, a corporation, and who acknowledged that he, as such VP, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Agent..

WITNESS MY HAND, at office, this 1st day of ~~February~~ March, 2002.

Notary Public

My Commission Expires: 5/20/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $206,867.00.

Affiant

Sworn to and subscribed before me this 1st day of ~~February~~ March, 2002.

Notary Public

My Commission Expires: 5/20/02

HH/593 Goddard/deed