THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18801**	STATE OF TENNESSEE: COUNTY OF ~~DAVIDSON~~: Williamson The actual consideration or value, whichever is greater, for this transfer is: $165,500.00. Affiant Subscribed and sworn to before me, this 15th day of MARCH, 2002. Notary Public My Commission Expires: 7/25/2005

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Amy R. Ryder 1124 Woodvale Drive Nashville, TN 37204	Bank of America P.O. Box 9000 Getzville, NY 14068-9000	MAP 131-04 PAR 124.00 FB 16DA 16449

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VICTORIA A. MARCHETTI, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to AMY R. RYDER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1124 Woodvale Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of MARCH, 2002.

Victoria A Marchetti

VICTORIA A. MARCHETTI

Davidson County DEEDWARR
Recvd: 03/20/02 08:48 2pgs
Fees:13.00 Taxes:612.35
20020320-0034320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VICTORIA A. MARCHETTI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand, at office, this 15th day of MARCH, 2002.

My Commission Expires: My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 Block "17" on the Plan of College Park, as of record in Plat Book 843, page 29, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Victoria A. Marchetti by deed from Molly Anderson Savage, Heir-At-Law of Nell Anderson of record as Instrument No. 20011231-0144845, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 843, page 29, said Register's Office.