THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/11/02 08:41 2pgs
Fees:13.00 Taxes:320.79
20020411-0044707

ADDRESS NEW OWNER:
Timothey J. Jeffus
309 Jackson Way Court
Nashville, Tennessee 37214

MORTGAGEE:
America's Wholesale Lender
P. O. Box 10212
Van Nuys, California 91410-0212

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 85-14A
Parcel 219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Gladys Hicks, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Timothey J. Jeffus,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 219 on the Plan of Riverstone Condominiums, Phase One, as of record in Book 6900, page 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Gladys Hicks by deed from Riley, Russell, Calvin & Associates, dated June 9, 1988, and filed for record in Book 7571, page 35, Register's Office for Davidson County, Tennessee.

This is improved property known as 219 Riverstone Court, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including conditions, covenants and By-Laws of record in the Master Deed in Book 7245, page 211, and Book 7245, page 250; easements, covenants and conditions as shown on the plan of record in Book 6900, page 317; and easement for utility lines of record in Book 7295, page 991, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of April, 2002.

Gladys Hicks
GLADYS HICKS

BY: Joyce H. Robinson
JOYCE H. ROBINSON

Her Attorney in Fact
HER ATTORNEY IN FACT

See Durable Power of Attorney recorded in Instrument No. 200204110044706, said register's Office.

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 4th day of April, 2002, before me personally appeared Joyce H. Robinson, 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 Gladys Hicks and acknowledged that she executed the same as the free act and deed of Gladys Hicks.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$86,700.00.**

AFFIANT

Subscribed and sworn to before me this 4th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.