(1)

Box 36

18230

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/02 16:01 2pgs
Fees:13.00 Taxes:756.58

20020416-0047342

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204480.00

Mary Louise Heiman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF April, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18230

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
7909 Harpeth View Drive Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	142-13-0-B-162.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Co., Inc., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Mary Louise Heiman, Unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 162, on the Final Plat, First Revision, Riverside, Phase 3, as of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc., by Deed from Frank H. Carter and wife, Delores H. Carter, Charles C. Handley, Jr., and Mary Handley Beard, of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. The Plan of record in Instrument No. 20001208-0121080, Register's Office for Davidson County, Tennessee, showing an Owner's Certificate, Certain Notes, Easements and Setback lines; and
4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Riverside, and the By-Laws appended thereto, of record in Book 7185, page 619, as amended in Book 7405, page 780 and Book 11063, page 996, Register's Office for Davidson County, Tennessee; and
5. Boundary Plat of record in Book 6900, pages 490, 491 and 492, as revised in Book 6900, page 784, Register's Office for Davidson County, Tennessee; and
6. Charter of Riverside Homeowner's Association of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee; and

7. Easement for water line, of record in Book 6970, pages 275 and 281, Register's Office for Davidson County, Tennessee; and
8. Public Utility Easement, of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee; and
9. Easement of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee; and
10. Easement for ingress and egress as reserved in the deed of record in Book 7103, page 48 and Book 7215, page 899, Register's Office for Davidson County, Tennessee; and
11. Easement of record in Book 7574, page 645 and Book 7489, page 638, Register's Office for Davidson County, Tennessee; and
12. Agreement of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.
13. Sewer Line Easement of record in Book 7803, page 642, Register's Office for Davidson County, Tennessee;
14. Sewer Easement of record in Book 10482, page 708, Register's Office for Davidson County, Tennessee; and
15. Title to premises within bounds of Harpeth River; and
16. Subject to the rights of others in and to the common areas; and
17. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions; and
18. Mortgage Loan Inspection dated March 27, 2002, by John Kohl & Company, P.C., show subject house is over the 20 foot minimum building setback line and public utility and drainaged easement.

This property is also known as improved property located at 7909 Harpeth View Drive, Nashville, TN 37221.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this ____ day of April , 2002

Rochford Realty and Construction Co., Inc.

BY: James G. Morrissey

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared 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 James G. Morrissey (an officer authorized to execute the instrument) of ROCHFORD REALTY & CONSTRUCTION CO., INC., the within named bargainor, a corporation, and that he as such Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Representative. Witness my hand and official seal, at office in Nashville, Davidson County, Tennessee, this 12th day of April, 2002.

NOTARY PUBLIC

My Commission Expires