WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,835.00

Carol J. Denzler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol J. Denzler (NAME)	Fifth Third Mortgage Company (NAME)	MAP 142-13-B
7920 Harpeth View Drive (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 172
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rochford Realty & Construction Co., Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol J. Denzler, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Riverside, Phase 3, of record as Instrument #20001208-0121080, revised in Instrument #20010404-0032691, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc., 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, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument #20010404-0032691, said Register's Office; (c) restrictive covenants of record in Book 7405, page 780, Book 7185, page 619, Book 8104, page 211, Book 11063, page 996 and Book 8136, page 79, said Register's Office; and (d) easements of record in Book 6970, page 275, Book 6970, page 281, Book 6970, page 278, Book 6970, page 285, Book 6970, page 278, Book 7103, page 48, Book 6972, page 45, Book 7574, page 645, Book 7489, page 638 and Book 7803, page 642, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/26/02 13:13 2pgs
Fees:13.00 Taxes:672.79

20020426-0051681

unimproved ( )
This is improved (X) property, known as 7920 Harpeth View Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of April, 2002

Rochford Realty & Construction Co., Inc.
By: James G. Morrissey
James G. Morrissey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James G. Morrissey and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent and _____ respectively of the Rochford Realty & Construction the within named bargainor, and corporation, and that he as such Authorized Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James G. Morrissey as such Authorized Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of April, 2002.

My commission expires _____

_____
Notary Public