# WARRANTY DEED

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th 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 |
|---|---|---|
| Richard Davis Todd (NAME) | Fifth Third Mortgage Company (NAME) | MAP 103-04 |
| 4404 Colorado Avenue (ADDRESS) | 250 W. Main Street (ADDRESS) | PARCEL 225 |
| Nashville, Tennessee 37209 (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, Ellen Anna Taylor Guffey, Mary Joyce Taylor Logel, Caro Taylor and Kathleen Margaret Taylor Robinson

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard David Todd, 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. 9 of Block 16 on the Plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ellen Anna Taylor Guffey, Mary Joyce Taylor Logel, Caro Taylor and Kathleen Margaret Taylor Crafton by Quitclaim Deed from Thelma Marie Taylor of record in Book 8969, page 27, said Register's Office. Thelma Marie Taylor retained a life estate in said property. Thelma Marie Taylor has since died. Kathleen Margaret Taylor Crafton has since re-married and is now known as Kathleen Margaret Taylor Robinson.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 104, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/30/02 09:28 2pgs
Fees:13.00 Taxes:414.40

20020430-0052575

unimproved ( )
This is improved ( X ) property, known as 4404 Colorado Avenue, Nashville, Tennessee 37209
(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 our hand s this 29th day of April 2002

X Ellen Anna Taylor Guffey
Ellen Anna Taylor Guffey

X Kathleen Margaret Taylor Robinson
Kathleen Margaret Taylor Robinson By Ellen A. Guffey, Attorney in Fact

X Caro Taylor
Caro Taylor

X Mary Joyce Taylor Logel
Mary Joyce Taylor Logel by Ellen A. Guffey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Anna Taylor Guffey and Caro Taylor

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2002, before me personally appeared Ellen A. Guffey, to me known to be the person who executed the foregoing instrument on behalf of Kathleen Margaret Taylor Robinson and Mary Joyce Taylor Logel and who acknowledged that she executed the same as the free act and deed of Kathleen Margaret Taylor Robinson and Mary Joyce Taylor Logel.

Witness my hand and seal this 29th day of April, 2002.

Notary Public