BOOK 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/02 15:13 2pgs
Fees:13.00 Taxes:731.19

20020528-0064459

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,619.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES: April 24, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soni S. Sutton (NAME)	SouthTrust Mortgage Corporation (NAME)	142-13-0-B
933 Glenridge Lane (ADDRESS)	210 Wildwood Pkwy (ADDRESS)	#123.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham AL 35209 (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 and Construction, Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Soni S. Sutton and husband, Berrien W. Sutton

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. 123 on the Final Plan of First Revision Riverside, Phase 3, as of record in Instrument No. 20010404-0032691, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

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

This conveyance is subject to any and all restrictions and easement of record.

unimproved ( )
This is improved (X) property, known as 933 Glenridge Lane, Nashville, TN 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 17th day of May 2002

Rochford Realty and Construction, Co., Inc.
By:
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 and 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, TN on this the 17th day of May, 2002.

My commission expires April 23, 2005

Notary Public

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN