WARRANTY DEED

B-MS-02-8030

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Pat Bridges
Affiant

Subscribed and sworn to before me this 24th DAY OF May, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pat Bridges Living Trust	PHH Mortgage Services	
803 Summerly Drive	(NAME) 2001 Bishops Gate Blvd.	102-12-77
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM W. PRESLER AND WIFE, AUSTIN ALICIA PRESLER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THE PAT BRIDGES LIVING TRUST, PAT BRIDGES, TRUSTEE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 256 on the Plan of Horton Heights, Section E. of record in Book 2133, page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 256 fronts 168.6 feet on the southeasterly margin of Summerly Drive and extends back 185.0 feet on the northerly line and 305.9 feet on the southerly line to a broken line in the rear, measuring 265.4 feet thereon.

Being the same property conveyed to William W. Presler by Warranty Deed dated December 17, 1997 and filed for record on December 22, 1997 in Book 10731, Page 245, Register's Office for Davidson County, Tennessee. Said Austin Alicia Presler joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

unimproved ( )
This is improved (X) property, known as 803 Summerly Drive, 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 my/our hand(s) this 24th day of May, 2002.

William W. Presler

Austin Alicia Presler

Davidson County DEEDWARR
Recvd: 05/29/02 13:43 2pgs
Fees:13.00 Taxes:832.50

20020529-0065077

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public of the County and State first above written, do hereby certify that William W. Presler and wife, Austin Alicia Presler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of May, 2002.

Notary Public

My Commission Expires: 9-28-

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903