PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 06/05/02 14:48 3pgs
Fees:18.00 Taxes:296.00

20020605-0068343

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **May, 2002, by and between MARY LEANN BENNETT, AN UNMARRIED WOMAN, hereinafter called Grantor, and RICHARD D. BRIDGES, AN UNMARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARY LEANN BENNETT, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto RICHARD D. BRIDGES, AN UNMARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 816 RACHELS VIEW, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Mary Lellin Bennett

MARY LEANN BENNETT
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARY LEANN BENNETT, AN UNMARRIED WOMAN, the within named bargainors, 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, at office, this **31st** day of May, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RICHARD D. BRIDGES, AN UNMARRIED MAN

816 RACHELS VIEW
HERMITAGE, TN 37076

Property Address:

816 RACHELS VIEW
HERMITAGE, TN 37076

Person Responsible for Taxes:
New South Federal Savings Bank
2nd Automation Way
Birmingham, AL 35210

Map & Parcel #: MPA 75-11, PARCEL 237

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **May, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 58-B, on the Plan of the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 AND 79, Rachel's Square, Section Two, of record in Book 6250, Page 541, and as amended in Plat Book 5200, Pages 623, 624, and 625, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MARY LEANN BENNETT, AN UNMARRIED WOMAN, by Deed from ALLEN J. HOGSED, UNMARRIED, of record in BOOK 9526 , PAGE 175, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MPA 75-11, PARCEL 237).

2. Plan of Amendments and Revisions to Rachel's Square, Section One and Two, of record in Plat Book 6250, page 538, Register's Office for DAVIDSON County, Tennessee.

3. All matters as set forth on the Plan of Zone Lot Divisions - Lots 49-62, inclusive Lots 64-69 inclusive, Lots 71-73 inclusive; Lots 75-77 inclusive and Lot 79, Rachels Square, Section Two, of record in Plat Book 6250, page 541, said Register's Office.

4. Charter of Rachels Square Homeowners Association, of record in Book 6683, page 576, said Register's Office.

5. Restrictions as set forth on Plat at Plat Book 6250, page 541 and Book 6455, page 135, Register's Office for DAVIDSON County, Tennessee.