63

Realty Title 78-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2002.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 06/07/02 15:44 2pgs
Fees:13.00 Taxes:555.00

20020607-0069821

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Fouche 7220 Riverbend Road Nashville TN 37221	Stephen Fouche 4609 Park Ave. Nashville, TN 37209	141-12-C-17

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sonya J. Kershner Wonders and husband, Rickey Wonders, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Fouche and wife, Susan Fouche, hereinafter called the Grantees, their successors 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. 17, on the Plan of River Bend, of record in Book 6900, Pages 504 and 505, amended by surveyors certificate of correction in Book 7465, Page 833, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sonya J. Kershner , unmarried by deed from John D. Minton Construction Company, Inc. of record in Book 8663, Page 214, Register's Office for Davidson County, Tennessee. Being further conveyed to Sonya J. Kershner Wonders and husband, Rickey Wonders by Quitclaim Deed from Sonya J. Kershner in Book 10211, Page 940, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7220 Riverbend Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of June, 2002.

Sonya J. Kershner Wonders

Rickey Wonders
By: Sonya J. Kershner Wonders,
Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sonya J. Kershner Wonders, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 5th day of June, 2002.

Notary Public

My Commission expires 03/14/05

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 Sonya J. Kershner Wonders, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Rickey Wonders and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June, 2002.

Commission expires: 3-14-2005

Notary Public