Davidson County DEEDWARR
Recvd: 06/10/02 09:35 2pgs
Fees:13.00 Taxes:254.19

20020610-0069983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $68,700.00.

Iris B. Hubbard
AFFIANT

Sworn to and subscribed before me this 11th day of March, 2002.

NOTARY PUBLIC My commission expires: 11/27/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Map & Parcel No. 34-05-O-A-51.00 CO

Address of New Owner:
Iris B. Hubbard
544 Thomas Jefferson Circle
Madison, TN 37115

Send Tax Notices To:
owner
above

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, RONALD E. PEARCE and wife, CATHERINE S. PEARCE, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto IRIS B. HUBBARD, hereinafter referred to as Grantee, her heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 544 Thomas Jefferson Circle, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 6250, page 551; and to the 2002 Davidson County and Goodlettsville City property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said RONALD E. PEARCE and CATHERINE S. PEARCE have hereunto set their signature, this 11th day of March, 2002.

RONALD E. PEARCE **CATHERINE S. PEARCE**

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 RONALD E. PEARCE and CATHERINE S. PEARCE, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 11th day of March, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: November 30, 2002

NOTARY PUBLIC

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Exhibit "A": Legal Description.
Ronald E. Pearce and wife, Catherine S. Pearce.

REAL ESTATE situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

BEING Unit No. 51, on the Plan of Monticello Manor, which is of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Ronald E. Pearce and wife, Catherine S. Pearce, by Warranty Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, dated July 31, 2000 and recorded August 8, 2000 as Instrument No. 200008080078600, in the Register's Office for Davidson County, Tennessee.

_____ / _____
Initials