THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19151**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $205,900.00. Affiant Subscribed and sworn to before me, this 25th day of JUNE, 2002. Notary Public My Commission Expires: 9/25/04

WARRANTY DEED

Address New Owner: Mr. and Mrs. Corey L. Walton 6425 Sugar Maple Lane Nashville, TN 37221	**Send Tax Bills To:** First Horizon Home Loans P.O. Box 146 Memphis, TN 38101	**Tax Information:** MAP 155-8-B PAR 6.00 CO FB 09D 80166

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KENNETH J. IVES AND WIFE, TINA COLLINS IVES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to COREY L. WALTON AND WIFE, AMY K. WALTON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6425 Sugar Maple Lane, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of JUNE, 2002.

KENNETH J. IVES

TINA COLLINS IVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KENNETH J. IVES AND WIFE, TINA COLLINS IVES, 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 25th day of JUNE, 2002.

My Commission Expires: 11/29/03

Notary Public

Davidson County DEEDWARR
Recvd: 06/27/02 11:11 2pgs
Fees:13.00 Taxes:761.83
20020627-0077527

2002103/4

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision Lots 6 and 19 Open Space "C" South Colony at Riverbend Phase I, as of record in Plat Book 7900, page 487, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth J. Ives and wife, Tina Collins Ives by deed from Todd A. Goble and wife, Maria V. Goble of record in Book 11363, page 806, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5349, page 921, Book 6474, page 354, Book 6486, page 588, Book 7199, page 119, Book 7781, page 645, Book 9792, pages 20 and 24; (3) Easements of record in Book 6613, page 536 (4) Dedication of record in Book 7781, page 637; (5) Charter of record in Book 8748, page 816; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 487, said Register's Office.

RECORD & RETURN TO:
SOUTHERN TITLE SERVICES, LLC
THREE MARYLAND FARMS, SUITE 150
BRENTWOOD, TN 37027