RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $180,000.00.* Carolyn R Tate *Affiant* Mitchell A Watts *Notary Public* *My commission expires:* 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Name and Address of New Owner:

Carolyn R. Tate
401 Bowling Avenue, #25
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 06/28/02 12:25 2pgs
Fees:13.00 Taxes:666.00
20020628-0078293

Send Tax Bills To:

SOUTHTRUST MORTGAGE CORPORATION
210 Wildwood Parkway #100
Birmingham, AL 35209

Street Address of Subject Property:	**Map and Parcel:**
401 Bowling Avenue, #25 Nashville, Tennessee 37205	104-13-O-A-028.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANNETTE L. CARDON,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **CAROLYN R. TATE,** unmarried, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Building Site No. 28, on the Plat of Richmeade Place, Section 1, as of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pam Hoffman, by Deed from Otto Kruse and wife, Ruth Kruse, of record in Book 9668, page 676, Register's Office for Davidson County, Tennessee. The said Pam Hoffman a/k/a Pamela Hoffman Stewart having since died, leaving Annette L. Cardon, as her sole heir at law.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2002 which have been prorated between the parties and assumed by Grantee.

2. Plan of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Richmeade Place and By-Laws appended thereto, of record in Book 4941, page 637, as amended in Book 5036, page 338, and Book 5213, page 945, Register's Office for Davidson County, Tennessee.

4. Charter of Richmeade Place Homeowners Association of record in Book 4942, page 633, said Register's Office.

5. Conveyance of Common Areas of record in Book 4947, page 348 and Book 5033, page 573, said Register's Office.

6. Revised Boundary Plat of Richmeade Place of record in Book 4675, page 160, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 27th day of June, 2002.

Annette L. Cardon
ANNETTE L. CARDON

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 **ANNETTE L. CARDON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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