File Box 9-B
First Title & Escrow Co., Inc.
#19150

PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 43541
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy J. Desmond Mary Joy Desmond ~~XXXXXXXXXXXX~~ 904 Harpeth Nashville, Tennessee ~~37209~~ Bend Dr. 37221	National Bank of Commerce 115 29th Avenue South Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 156-2-193

Davidson County DEEDWARR
Recvd: 07/02/02 12:10 2pgs
Fees:13.00 Taxes:488.40
20020702-0079375

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Jean Ruth, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy J. Desmond and spouse, Mary Joy Desmond** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 754 on the plan of Section Two, Harpeth Woods of record in Book 5200, page 280, Register's Office for said County.

SAID Lot No. 754 fronts 85.0 feet on the Northwesterly margin of Harpeth Bend Drive and extends back 160.0 feet on the northeasterly line and 245.0 feet on the southwesterly line to a dead line in the rear, measuring 120.2 feet thereon.

Being the same property conveyed to Donna Jean Ruth, by deed from J. Patricia McDonald Meyer and spouse, J. Michael Meyer of record in Book 8314, page 603, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 280, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive and a 10 foot easement for public utility and drainage purposes along the rear line; Calculated high water line elevation across the center portion of said lot.

This is improved property, known as: 904 Harpeth Bend Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2002.

Donna Jean Ruth

Donna Jean Ruth

State of TENNESSEE

County of DAVIDSON

On this 27th day of June, 2002 , before me the undersigned authority, personally appeared Donna Jean Ruth , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Sworn and subscribed before me this the 27th day of June, 2002

My Commission Expires: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public