Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
214 Centerview Dr., Ste. 225
Brentwood, TN 37027
2020626

Davidson County DEEDWARR
Recvd: 07/09/02 10:00 3pgs
Fees:18.00 Taxes:388.50
20020709-0082253

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lorrie Murphy** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Pete R. Carden** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of July, 2002.

Lorrie Murphy
Lorrie Murphy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Lorrie Murphy** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 2nd day of July, 2002

M Lynn Bodden
Notary Public

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of July, 2002.

Notary Public

My Commission Expires: _____

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

MAP AND PARCEL NUMBERS: 72-07-267.00

ADDRESS NEW OWNER:
Pete R. Carden
2321 Riverside Drive
Nashville, TN 37216

SEND TAX BILLS TO THE SAME ADDRESS
ABN AMRO Mortgage Group, Inc.
2600 W. Big Beaver Road
Troy, Michigan 48084

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 64, Block "D" on the map of a proposed subdivision of R.M. Dudley's 30 acre tract on Williams Ferry Road of record in Book 421, page 122, said Register's Office.

Said Lot No. 64 fronts 80 feet on the easterly side of Riverside Boulevard and runs back in an easterly direction 170 feet to an alley, fronting 50 feet on said alley.

Also in part of Lot No. 63 in said R.M. Dudley's subdivision, and being a triangular strip of land off the southerly part of Lot No. 63, more particularly described as follows: BEGINNING on the southeasterly margin of Riverside Boulevard at the corner of Lots 63 and 64; thence southeasterly 170 feet, more or less, to a point in the westerly margin of an alley, said point being 10 feet north of the corner of Lots 63 and 64 on said alley; thence in a southerly direction 10 feet to the corner of Lots 63 and 64; thence in a northeasterly direction 170 feet to the point of beginning.

Being the same property conveyed to Lorrie Murphy from Rodney L. Vaden and wife, Christina M. Vaden by Warranty Deed dated November 25, 1997 and recorded November 26, 1997 in Book 10699, page 100, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 421, Page 122, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

(2020626.PFD/2020626/5)