WARRANTY DEED

G-NSFSB-02-3037

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Fredia McClendon
Affiant

Subscribed and sworn to before me this 28th DAY OF June, 2002.

Mary Frances Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-AT-LARGE-2002

(AFFIX SEAL)

MARY FRANCES REED NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredia McClendon	New South Federal Savings Bank	
3037 Penn Meade Way	(NAME) 210 Automation Way	52-13-B-149 CO
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROL E. MCCLENDON, ~~UNMARRIED~~ MARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FREDIA MCCLENDON, UNMARRIED,, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 187 on the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2 of record in Plat Book 9700, Page 858 amending Plat Book 6900, Page 650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carol E. McClendon by Deed dated May 31, 2000, filed for recor don June 9, 2000 in Instrument #200006090057711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to restrictions of record in Book 6762, Page 208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 7061, Page 172, and Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to Master Deed and By-Laws of record in Book 7566, Page 571, Declarations of Submission of record in Book 10630, Page 501 and Book 11532, Page 610, Articles of Incorporation of River Glen HOA of record in Book 8069, Page 158, and Charter of River Glen Property Owners Association of record in Instrument #20020425-0051348, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3037 Penn Meade Way, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand(s) this 28th day of June, 2002.

Carol E. McClendon

Earl D. Thaxter
joins in conveyance for the purpose of conveying his marital interest

Davidson County DEEDWARR
Recvd: 07/10/02 15:35 2pgs
Fees:13.00 Taxes:355.20



20020710-0083200

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Carol E. McClendon , ~~un~~married,* the bargainor (s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2002.

My Commission Expires: 9-28-2002

* and EARL D. THAXTER

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 28, 2002

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of June, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903