This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Michael W. Rutledge and Sharon E. Rutledge
1678 Sunset Road
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 148-3
PARCEL 11.00
15DU-14666

Davidson County DEEDWARR
Recvd: 07/12/02 15:02 2pgs
Fees:13.00 Taxes:240.50
20020712-0084253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Millard Filmore Mayo, Jr. and Edith Ann Mayo Gordon, devisees of the Will of RUTH DAVIS MAYO ESTATE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael W. Rutledge and wife, Sharon E. Rutledge, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 3, on the Map of Luna Heights Subdivision, of record in Plat Book 2854, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Millard F. Mayo, Sr. and wife, Ruth E. Mayo by deed from Gamewell G. Bowling and wife, Mary E. George Bowling of record in Book 3182, Page 262, Register's Office for Davidson County, Tennessee. Millard F. Mayo, Sr. having predeceased Ruth E. Mayo, who has since died testate May 21, 2002, a resident of Davidson County, Tennessee, naming Millard Fillmore Mayo, Jr. and Edith Ann Mayo Gordon as beneficiaries and Co-Executors. Probate #02P1131, Imaging Number 4285\790624, Seventh Circuit Court of Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2002 have been pro-rated and assumed by Grantees.

Millard Filmore Mayo, Jr. and Edith Ann Mayo Gordon, Executors of the Estate of Ruth Davis Mayo join herein for the purpose of warranting to the grantee that they shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 3339 Ezell Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael W. Rutledge and wife, Sharon E. Rutledge, their heirs and assigns, forever; and we, Millard Filmore Mayo, Jr. and Edith Ann Mayo Gordon, devisees of the RUTH DAVIS MAYO ESTATE 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of July, 2002.

Millard Filmore Mayo Jr., Co-Executor
and individually

Edith Ann Mayo Gordon, Co-Executor
and individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Millard Filmore Mayo, Jr. and Edith Ann Mayo Gordon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Millard Filmore Mayo, Jr. and Edith Ann Mayo Gordon 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, and who further acknowledged that they are the Co-Executors of the maker, or a constituent of the maker, and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 10th day of July, 2002.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of July, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004