This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

RETURN TO:
Priority Escrow Services, Inc
51 Century Blvd., Suite 110
Nashville, TN 37214-3614
(615) 391-4185

BK/29

WARRANTY DEED

Address new owner as:
Michael E. Timmerman *etux*
4575 North Road
Naples, Florida 34104

Send tax bills to:
Same

Map-Parcel
Map 53-3
Par 434

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Roger unmarried, Minton, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Michael E, Timmerman and wife, Patricia M. Timmerman, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 20 on the Revised Plan of Section "F", Village of Old Hickory, as shown on Plan of record in Book 1424, page 131, Register Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 100 feet on the west side of Riverside Drive and extends back 150 feet on the north line and 147 feet on the south line to a rear line which measures 89.5 feet.

Being the same property conveyed to Roger Minton by deed from Sandra A. Bradley, unmarried, of record in Book 11529, page 248, Register's Office for Davidson County, Tennessee.

This is improved property known as 1612 Riverside Drive, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2002.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

Davidson County DEEDWARR
Recvd: 07/19/02 14:26 2pgs
Fees:13.00 Taxes:314.50
20020719-0087262

WITNESS my hand this 18th day of July 2002.

Roger Minton
ROGER MINTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Minton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July 2002.

NOTARY PUBLIC

My commission expires:

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $85,000.00

AFFIANT

Subscribed and sworn to before me, this 18th day of July 2002.

NOTARY PUBLIC

My commission expires:

My Commission Expires JAN. 25, 2003