This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 107-14-0
PARCEL: 100.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Roger W. Cutchin and wife, Janice A. Cutchin
1060 Blue Mountain Lane
Antioch, TN 37013-5738

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/02 15:36 2pgs
Fees:13.00 Taxes:277.50
20020719-0087362

THIS INDENTURE, made this 17th day of July, 2002 between

Josephine Terry

hereinafter referred to as **Grantor**, and

Roger W. Cutchin and wife, Janice A. Cutchin

hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot 208 on the Map of Miro Meadows as of record in Book 1424, Page 94 & 95 Register's Office said County.

Said Lot 208 fronts 81.38 feet on the Easterly side of Goodbar Drive and runs back between lines, 145.8 feet on the Northerly Line, 142.2 feet on the Southerly line to a dead line in the rear on which it measures 70 feet.

This being the same property conveyed to Billy H. Terry and wife, Josephine Terry by Warranty Deed dated 6/10/1949 from E. S. E. Homes, Inc., A Tennessee Corporation of record in Book 1726, Page 415 Register's Office Davidson County, Tennessee.

The said Billy H. Terry now since being deceased, having died on 2/8/02.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Josephine Terry by Jay Heavener, _____

Josephine Terry by Jay Heavener,
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of July 2002, before me personally appeared Jay Heavener to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Josephine Terry acknowledged that such person executed the same as the free act and deed of Josephine Terry.

_____
Notary Public

My Commission Expires: 11/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $75,000.00.

Jay Heavener
Affiant

Sworn to and subscribed before me, this 17th day of July, 2002.

_____
Notary Public

My Commission Expires: 11/30/2002