File Box 9-B
First Title & Escrow Co., Inc.
#19211

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Vernita A. Tucker	AmSouth Bank	Map: 069-02-0
3913 Drakes Branch Rd.	2050 Parkway Office Circle	Parcel: 003.00
Nashville, TN 37218	Birmingham, AL 35244	13DA-55265

For and in Consideration of the sum of $ **162,300.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, KAREN LAWRENCE REVOCABLE TRUST, Karen Lawrence, Trustee with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Vernita A. Tucker, unmarried

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 29** on the plan of **Enchanted Hills, Section One**, as of record at **Plat Book 3300, page 96**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to M. E. Lawrence and wife Flora K. Lawrence by deed as of record at Book 3498, page 81 said Register's Office. The said Flora K. Lawrence having since died Sept. 15, 1993, in Davidson County, Tennessee (See TN Death Certificate #9304717). The said M. E. Lawrence, being one and the same person as Matthew Edward Lawrence, Jr., also having since died Feb. 26, 2001, Testate, in Davidson County, Tennessee (See TN Death Certificate #0101040), and by the Will of the said M. E. Lawrence dated Sept. 24, 1993, Admitted to Probate without Administration, on Mar. 12, 2001 (see Rule No. 01P401, Davidson County Probate Court Clerk's Office), at Paragraph Second of said Will, Karen P. Lawrence was named as sole heir of his estate, including the above described property. The said Karen P. Lawrence, being one and the same person as Karen Lawrence, did convey the above described property to the Grantor herein by deed of record at Instrument Number 20020510-0057897 said Register's Office (see also the Affidavit of Heirship of record at Instrument Number 20020510-0057896, said Register's Office as to the debts, obligations, and/or taxes of the Estate of the said M. E. Lawrence).

The above description is the same as appears in the two previously mentioned deeds as set forth above.

This conveyance is subject to the limitations on said plan at Plat Book 3300, page 096, Restrictive Covenants of record at Book 3467, page 224, and to 2002 property taxes that have been prorated this date and the Grantees assume in full, subject to any reproration required if the actual 2002 property taxes are different than that used for this proration, and Grantors agree to reimburse Grantee for the same within 30-days of written and actual notice of the same from said Grantee.

Davidson County DEEDWARR
Recvd: 07/23/02 13:28 2pgs
Fees:13.00 Taxes:600.51

20020723-0088404

This is **IMproved** property known as: 3913 Drakes Branch Rd., Nashville, TN 37218
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 14 th day of **JUNE**, 20 **02**

KAREN LAWRENCE REVOCABLE TRUST

BY: Karen Lawrence

Karen Lawrence, Trustee, with full powers

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, which ever is greater, for this transfer is $ **162,300.00**

Vernita A. Tucker, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON July 16, 2002

My Commission Expires: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

Notary Public

STATE OF ~~TENNESSEE~~ TEXAS:
COUNTY OF DALLAS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Karen Lawrence, also acting in the capacity as Karen Lawrence, Trustee

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on JUNE 14, 2002

My Commission Expires: 4-8-05 MARILYN MAUTHE NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-08-2005

Notary Public

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public