PREPARED BY (AND RETURN TO):

**BOX 10-A**

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
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Davidson County DEEDWARR
Recvd: 07/25/02 10:22 2pgs
Fees:13.00 Taxes:869.50
20020725-0089232

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

W & I Ref:( ST ) Title No: 43625
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Mary Lou Folds<br>Leslie A. Folds<br>4400 Belmont Park Terrace Unit 131<br>Mt. Juliet, Tennessee 37215 | First Horizon Home Loan Corp.<br>d/b/a First Tennesse Home Loan<br>111 Westwood Place Suite 109<br>Brentwood, TN 37027 |

**TAX MAP-PARCEL NUMBERS:** 131-03-B-131

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$235,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn J. Fry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Lou Folds and Leslie A. Folds, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site 131 on the Plan of Arden Place, Sectrion Two of record in Book 4675, Page 119 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carolyn J. Fry by deed from Lawrence Ward McCauley, unmarried of record in doc. No. 20010601-0057343 Register's Office for Davidson County, Tennessee.

Robert A. Fry, spouse of Carolyn J. Fry, joins in conveying any interest he might have in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 119, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 4628, page 473, Book 4754, page 455, Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 4400 Belmont Park Terrace, Unit 131, Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 24th day of July 2002.

Carolyn J. Fry

**Robert A. Fry**

**State of** TENNESSEE
**County of** DAVIDSON

On this July 24, 2002, before me the undersigned authority, personally appeared Carolyn J. Fry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 7/26/2003

Notary

**State of** TENNESSEE
**County of** DAVIDSON

On this 7/9/02, before me the undersigned authority, personally appeared Robert A. Fry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JAN. 31, 2004

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Sworn and subscribed before me this the 24 day of July, 2002

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005

*Wldoc: Deed Wty 12/92*