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Realty 421

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19231**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $159,000.00. Affiant Subscribed and sworn to before me, this 31st day of JULY, 2002. Notary Public My Commission Expires: _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Shawn C. Robichaud 535 Richmar Drive Nashville, TN 37211	First Horizon Home Loan Corp. PO Box 146 Memphis TN 38101	MAP 146-4 PAR 68 FB 06DU 22735

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT J. MENDES AND WIFE, SUSAN D. MENDES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHAWN C. ROBICHAUD AND WIFE, KAREN P. ROBICHAUD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 535 Richmar Drive, Nashville, Tennessee 37211.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of JULY, 2002.

ROBERT J. MENDES

Susan D. Mendes
SUSAN D. MENDES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT J. MENDES AND WIFE, SUSAN D. MENDES, 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.

Witness my hand, at office, this 31st day of JULY, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 08/06/02 11:46 2pgs
Fees:13.00 Taxes:588.30

20020806-0094420

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 755 on the Plan of Section Twelve Caldwell Hall, as of record in Plat Book 3300, page 57, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert J. Mendes and wife, Susan D. Mendes by deed from Gary a. Mudd and wife, Debbie S. Mudd of record in Book 10358, page 956, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 3300, page 57, said Register's Office.