WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/02 14:00 2pgs
Fees:13.00 Taxes:462.50

20020806-0094541

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXPIRES 07/30/2005

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Cantrell (NAME)	Charles T. Cantrell (NAME)	105-7-407
1525 4th Avenue South (ADDRESS)	(ADDRESS)	15W-05695
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Joseph Robichaud

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Cantrell, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot Nos. 27, 28, and 29 on the Plan of Browns Plan of Rains Spring Tract, of record in Plat Book 1, page 109, Register's Office for Davidson County, Tennessee.

Said parts of Lots 27, 28 and 29 front 218.9 feet, more or less, on the westerly side of 4th Avenue, South and 122.1 feet on the northeasterly side of Mallory Street and run back between converging side lines 162.2 feet, more or less, on the broken westerly side line to a point at the rear.

Being the same property conveyed to Omer J. Robichaud and wife, Geneva Robichaud, by deed from Wayne L. Thompson, of record in Book 9437, page 305, Register's Office for Davidson County, Tennessee. The said Geneva Robichaud having since died on August 13, 1996, and Omer J. Robichaud having subsequently died on April 10, 2000, leaving said property to William Joseph Robichaud by Will of record in Will Book 234, page 517, in the Seventh Circuit Court for Davidson County, Tennessee(Probate Division), and by Petition, said Circuit Court.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Any and all Easements and Restrictions of record, Register's Office for Davidson County, Tennessee; Plan of record in Book 1, page 109, in Chancery Court of Nashville, Tennessee.

unimproved ( )
This is improved (X) property, known as 1525 4th Avenue South, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 31st day of July, 2002

William Joseph Robichaud by: Wm. Barry Wood, Attorney-in-Fact

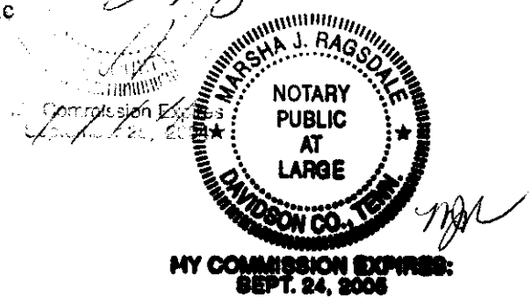
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Wm. Barry Wood with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for William Joseph Robichaud, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), William Joseph Robichaud, the bargainor(s), by the said Wm. Barry Wood, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of July, 2002.

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
SEPT. 24, 2005