03

Realty Title 78-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Tara Holland
Affiant

Subscribed and sworn to before me, this 5th day of August, 2002.

Diane K. Mann
Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 08/09/02 15:36 2pgs
Fees:13.00 Taxes:288.60
20020809-0096626

Address of New Owner:	Send Tax Bills to:	Tax Information
Heather Touchton 110 Bellevue Road, Unit 33 Nashville TN 37221	Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 104 Nashville, TN 37204	142-15-0-A-033.00C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michiel Brent Rudder and wife, Melinda Erin Rudder, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heather Touchton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennesse, being Unit No. 33 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, Page 231, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michiel Brent Rudder and wife, Melinda Erin Rudder by deed from Mary A. Epps, a single person, and James B. Epps and wife, Willie B. Epps, of record in Book 10916, Page 969, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 110 Bellevue Road, Unit 33, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of August, 2002.

Michiel Brent Rudder
By: Sally Johnson, Atty in Fact
by Sally Johnson, Atty in fact.

Melinda Erin Rudder
By: Sally Johnson, Atty in Fact
by Sally Johnson, Atty in fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sally Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Michiel Brent Rudder and Melinda Erin Rudder and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2002.

3/14/2005
Commission expires

Notary Public