(2)

~~BM~~ 18774

BM 36

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 132-01-0-068.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Aubrey B.Harwell,Jr.	Aubrey B. Harwell, Jr.	SunTrust Mortgage
150 4th Ave. North #2000	903 Buford Place	P.O. Box 79041
Nashville, TN 37219	Nashville, TN 37204	Baltimore, MD 21279-0041

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES A. CRUTCHFIELD, EXECUTOR OF THE ESTATE OF JAMES B. CARSON, and GLENDA KAYE RICHEY A/K/A GLENDA R. RICHEY and CINDY DIANNE RUSSELL, INDIVIDUALLY, have bargained and sold and by these presents do transfer and convey unto AUBREY B. HARWELL, JR., his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Map of Rolling Meadows, as of record in Book 1424, page 98 and 99, of the Register's Office for said County.

Said Lot No. 144 fronts 119.2 feet on the southerly side of Buford Place and runs back 211.7 feet on the easterly line and 200 feet on the westerly line to dead line on which it measures 88 feet.

Being the same property conveyed to James B. Carson and wife, Virigina Pitts Carson by deed from E.S. Evans Incorporated, of record in Book 2037, page 327, said Register's Office. The said Virginia Pitts Carson having predeceased James B. Carson. The Will of James B. Carson of record in Volume No. 4097/756167, Davidson County Probate Court Clerk's Office devised the subject property to Cindy Dianne Russell and Glenda R. Richey.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2002 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Map of Rolling Meadows, as of record in Book 1424, page 98 and 99, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

Davidson County DEEDWARR
Recvd: 09/09/02 15:45 3pgs
Fees:18.00 Taxes:582.75
20020909-0109221

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 29th day of August, 2002.

JAMES A. CRUTCHFIELD, EXECUTOR OF THE ESTATE OF JAMES B. CARSON

CINDY DIANNE RUSSELL, INDIVIDUALLY

GLENDA KAYE RICHEY A/K/A GLENDA R. RICHEY, INDIVIDUALLY

By: CYNTHIA DIANNE RUSSELL, Atty-in-fact of record in Book _____, page 4, RODC, TN.

#200209090109220

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. CRUTCHFIELD, EXECUTOR OF THE ESTATE OF JAMES B. CARSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 29th day of August, 2002.

My Commission Expires:
July 24, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CINDY DIANNE RUSSELL, the bargainor, 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 therein contained.

WITNESS my hand and seal, at office, on this 29th day of August, 2002.

My Commission Expires:
03-13-2006

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of August, 2002, before me personally appeared CYNTHIA DIANNE RUSSELL, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of GLENDA KAYE RICHEY A/K/A/ GLENDA R. RICHEY, and who acknowledged that she executed the same as the free act and deed of the said GLENDA KAYE RICHEY A/K/A GLENDA R. RICHEY.

WITNESS my hand and seal, at office, on this 29th day of August, 2002.

My Commission Expires:
03-13-2006

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is, for this transfer is the sum of $157,500.00.

Aubrey B. Harwell, Jr. by Stephen C. Stout A/F
Affiant

Sworn to and subscribed before me on this the 5 day of August, 2002.

Notary Public

My Commission Expires:

_____