PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 09/16/02 10:45 3pgs
Fees:18.00 Taxes:458.80

20020916-0112334

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of September, 2002, by and between WILLIAM JOSIAH CUDE JR., A MARRIED MAN, and MAE ELIZABETH CUDE, AN UNMARRIED WOMAN, hereinafter called Grantors, and CHRISTINE CLARK, AN UNMARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM JOSIAH CUDE JR., A MARRIED MAN, and MAE ELIZABETH CUDE, AN UNMARRIED WOMAN, Grantors, do hereby bargain, sell, transfer and convey unto CHRISTINE CLARK, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1139 WINDING WAY, NASHVILLE, TN ~~37XXX~~ 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind ~~himself and~~ his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

Margery D. Cude, wife of William Josiah Cude Jr., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

William Josiah Cude Jr.
WILLIAM JOSIAH CUDE JR.
Signature of Seller

Margery D Cude
MARGERY D. CUDE
Signature of Seller

Mae Elizabeth Cude
MAE ELIZABETH CUDE
Signature of Seller
BY: William Josiah Cude Jr POA

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, WILLIAM JOSIAH CUDE JR., to me known to be the person who executed the foregoing instrument on behalf of MAE ELIZABETH CUDE, and acknowledged that he executed the same as the free act and deed of the said MAE ELIZABETH CUDE pursuant to that certain Durable General Power Of Attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Madison, Tennessee, on this the 9th day of September, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/30/2004

Notary Public

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM JOSIAH CUDE JR., the within named 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, at office, this **9th** day of September, 2002.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CHRISTINE CLARK, AN UNMARRIED WOMAN

1139 WINDING WAY
NASHVILLE, TN [redacted] 37216

Property Address:

1139 WINDING WAY
NASHVILLE, TN [redacted] 37216

Person Responsible for Taxes:

Pulte Mort Corp
7475 S. Joliet St.
Englewood, Colorado 80112

Map & Parcel #: MAP 61-8, PARCEL 78

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$124,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **September, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-9-03

~~RETURN TO:~~
~~XXXXXXX~~

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

PLEASE RETURN TO:

Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

EXHIBIT 'A'

Being Lot no. 3 and 4 of ~~Block~~ Block "D" Jackson Park Plan, Section Two, as of record in Book 843, page 21, Register's office for said County.

Said Lot Nos. 3 and 4 front together 120 feet on the northerly side of Winding Way and extend back 147 feet on the westerly line and 147 feet on the easterly line to a dead line, measuring 124 feet thereon.

Being the same property conveyed to MABLE GRIZZARD CUDE, AN UNMARRIED WOMAN, by Warranty Deed from MAURICE E. GRIGGS AND WIFE MARGRET K. GRIGGS, of record in Book 2143, Page 275, Register's Office for DAVIDSON County, Tennessee. MABLE GRIZZARD CUDE having since died on 11/23/73 ~~XXXX~~, unmarried and intestate and the property vested by operation of law in her only two heirs and next of kin, being her two children MAE ELIZABETH CUDE AND WILLIAM JOSIAH CUDE, JR., the grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-8, PARCEL 78).

2. All matters as set forth on the Plan of Jackson Park, Section 2, Block D, of record in Plat Book 843, page 21, said Register's Office, which plan includes a 35-foot minimum building setback line from Winding Way.