ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Mattie L. Parker	First Horizon Home Loans	
	Attn: Tax Dept.	MAP and PARCEL
1520 Lewis Road	111 Westwood Place, Suite 109	51-10 A 102
Madison, TN 37115	Brentwood, TN 37027	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 09/30/02 10:58 2pgs
Fees:13.00 Taxes:321.90

20020930-0118451

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Judy P. Dickens NKA Judy P. Dickens Matthews** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mattie L. Parker, a married woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

A Planned Unit Development located in Davidson County, Tennessee, being Unit 1520 on the Plan of Oakland Trace PUD of record in Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Judy P. Dickens, unmarried, by Warranty Deed dated October 21, 1986, from Oakland Commons, A Tennessee Partnership, of record in Book 7020, Page 367, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1520 Lewis Road, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 906, Register's Office for Davidson County, Tennessee; (3) Declaration of Covenants, Conditions, and Restrictions of record in Book 6840, Page 637, as amended in Instrument Number 20010629-0069331, said Register's Office; (4) By-Laws of record in Book 6840, Page 647, said Register's Office; (5) Storm Water Detention Agreement of record in Book 6537, Page 774, said Register's Office; (6) Quitclaim Deed for common area of record in Book 6859, Page 183, said Register's Office; (7) Charter of record in Book 6563, Page 611, said Register's Office.

Bobby C. Matthews, spouse of Judy P. Dickens Matthews, hereby joins in this conveyance to convey any and all rights s/he may have in said property including but not limited to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $87,000.00

Mattie L. Parker
Affiant

Subscribed and sworn before me this 26th day of September, 2002.

My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
Notary Public

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **September, 2002**.

Judy P. Dickens NKA Judy P. Dickens Matthews

Judy P. Dickens NKA Judy P. Dickens Matthews

Bobby C. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Judy P. Dickens NKA Judy P. Dickens Matthews and husband, Bobby C. Matthews**, with whom I am personally acquainted, or who 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 and official seal at office this **26th** day of **September, 2002**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28 2006

File No. 0209-261