Davidson County DEEDWARR
Recvd: 10/02/02 12:43 2pgs
Fees:13.00 Taxes:417.73
20021002-0119860

This space for Register's Office:

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Charlotte I. Russell
409 Cathy Jo Circle
Nashville, TN. 37211

SEND TAX BILLS TO:
1st Trust Bank For Savings
P.O. Box 17257
Memphis, TN. 38187-0257

Map & Parcel 133-8-106

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid., the receipt and sufficiency of which is hereby acknowledged, Bertha G. Miller Sherrill, unmarried, hereinafter called the **Grantors**, do hereby convey unto Charlotte I. Russell unmarried, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee being Lot NO. 3 on the Plan of Phase I, Valley View Terrace, of record in Book 5200, page 77, Register's Office for said County

Lot NO. 3 fronts 80.84 ft. on the southerly margin of Cathy Jo Circle and extends back 125.0 ft. on the easterly line and 136.46 ft. on the westerly line to a dead line in the rear, measuring 112.02 ft. thereon.

Being the same property conveyed to Bertha G. Miller Sherrill on June 10, 1992 by Quitclaim Deed from Bertha G. Miller Sherrill and George B. Miller and wife, Linda Miller of record in Book 8655, Page 47, Rerecorded in Book 8660, page 230 Register's Office for said County.

This is improved property known as 409 Cathy Jo Circle, Nashville, TN. 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those

encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of September 2002.

Bertha G. Miller Sherrill

Bertha G. Miller Sherrill

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Bertha G. Miller Sherrill, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of September, 2002.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

KIMBERLY R. PARKER
Notary Public
at Large
RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $112,900.00.

Mary Birchright

Affiant

Sworn and subscribed before me on September 30, 2002.

D. Annette Maples

Notary Public

My Commission Expires: 01-26-03

D. ANNETTE MAPLES
NOTARY PUBLIC
SEVIER COUNTY