WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/02 12:06 2pgs
Fees:13.00 Taxes:971.25

20021003-0120711

NOTARY PUBLIC AT LARGE
JENNIFER S. DUNLAP
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES 7/30/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2002

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Tatro (NAME)	Union Planters Bank, N.A. (NAME)	MAP 155-16-O-A
1004 Morgan Trace Court (ADDRESS)	7130 Goodlett Farms Pkwy. (ADDRESS)	PARCEL 215
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. Lee Rutledge and wife, Dena M. Rutledge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Tatro and wife, Stephanie R. Tatro

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot No. 59 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, page 659, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to J. Lee Rutledge and wife, Dena M. Rutledge, by deed from Centex International, Inc., of record in Book 11252, page 664, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declarations of Covenants, Conditions and Restrictions of record in Book 9435, page 493, as amended in Book 9677, page 675; By-Laws of record in Book 9668, page 899; Charter of record in Book 9668, page 894; Plan of record in Book 9700, page 659; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 1004 Morgan Trace Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 30th day of September 2002

J. Lee Rutledge by Dena M. Rutledge POA

J. Lee Rutledge By: Dena M. Rutledge, Attorney-In-Fact

Dena M. Rutledge

Dena M. Rutledge

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 Dena M. Rutledge

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 official seal at Brentwood, Tennessee, this 30th day of September, 2002.

Commission expires 7/30/05

Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: 07/30/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dena M. Rutledge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for J. Lee Rutledge, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name J. Lee Rutledge, the bargainor, by the said Dena M. Rutledge, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of September, 2002.

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES 07/30/2005