Davidson County DEEDWARR
Recvd: 10/03/02 13:47 2pgs
Fees:13.00 Taxes:1065.60
20021003-0120816

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19452

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $288,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of SEPTEMBER, 2002.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. JOHN ESKRIDGE 126 Brookfield Avenue Nashville, Tennessee37205	AMERICA'S WHOLESALE LENDER 750 Old Hickory Blvd., #180 Brentwood, Tennessee 37027	MAP 130-05-0 PAR 089.00 FB 07DZ32445

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY ELIZABETH CHERRY BARRETT , MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN ESKRIDGE AND WIFE, KAREN ESKRIDGE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 126 BROOKFIELD AVENUE, NASHVLLE, TENNESSEE 37205.

Charles F. Barrett, spouse of Mary Elizabeth Cherry Barrett joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Mary Elizabeth Cherry Barrett.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of SEPTEMBER, 2002.

Mary Elizabeth Cherry Barrett
MARY ELIZABETH CHERRY BARRETT

Charles Barrett
CHARLES F. BARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY ELIZABETH CHERRY BARRETT AND CHARLES F. BARRETT, with whom I am personally acquainted (or 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, at office, this 25th day of SEPTEMBER, 2002.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12, Block "E" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Block E, F, G, H and K, as of record in Plat Book 1130, pages 71 and 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Elizabeth Cherry, unmarried by deed dated November 19, 1999 from Lloyd H. Griffin and wife, Kara S. Griffin of record in Book 11761, page 460, said Register's Office. The said Mary Elizabeth Cherry having since married.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated assumed by the Grantee and (2) All matters appearing on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office.