Davidson County DEEDWARR
Recvd: 10/04/02 15:51 3pgs
Fees:18.00 Taxes:323.75
20021004-0121550

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

CC: [illegible] AGENCY
3. [illegible] RD. SOUTH
[illegible], TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of September, 2002, by and between MICHAEL WATROUS, A MARRIED MAN, hereinafter called Grantor, and RUSSELL N. CORP and MARCIA A. CORP, HUSBAND AND WIFE, hereinafter called Grantees.

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, MICHAEL WATROUS, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto RUSSELL N. CORP and MARCIA A. CORP, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 Grantor 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 714 OAKDELL AVENUE, MADISON, TN 37115.

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

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

CARLA D. WATROUS, wife of MICHAEL WATROUS, 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.

MICHAEL WATROUS
Signature of Seller

CARLA D. WATROUS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL WATROUS, joined by HIS WIFE, CARLA D. WATROUS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of **September, 2002.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RUSSELL N. CORP and MARCIA A. CORP, HUSBAND AND WIFE

714 OAKDELL AVENUE
MADISON, TN 37115

Property Address:

714 OAKDELL AVENUE
MADISON, TN 37115

Person Responsible for Taxes:
Union Planters Bank, N.A
7130 Goodlett Farms Parkway
Cordova, Tn 38918

Map & Parcel #: MAP 52-1, PARCEL 235

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 **$87,500.00** 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 **27th** day of **September, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

CERTAIN tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 17, Block A, on the Resubdivision of Power and Roth Subdivision, as of record in Plat Book 843, page 75, Register's Office Davidson County, Tennessee, to which Plat reference is hereby made for a more particular Description.

Said Lot No. 17 fronts 50 feet on the westerly side of Oakdell Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to MICHAEL WATROUS, A MARRIED MAN by Warranty Deed from TENNESSEE HOUSING DEVELOPMENT AGENC, of record in INSTRUMENT NO. 20010924-0102942, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of Langford Cove, Section III, of record in Plat Book 5, page 43, said Register's Office, which plan includes a 40-foot minimum building setback line from Lake Shore Drive.