Davidson County DEEDWARR
Recvd: 10/07/02 15:09 3pgs
Fees:18.00 Taxes:488.40

20021007-0122048

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **September, 2002, by and between MARY ELIZABETH KILPATRICK, AN UNMARRIED WOMAN, hereinafter called Grantor, and DEBORAH K. RASCON, A MARRIED WOMAN, hereinafter called Grantee.**

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, MARY ELIZABETH KILPATRICK, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto DEBORAH K. RASCON, A MARRIED WOMAN, hereinafter referred to as Grantee, her 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 1117 WINDING WAY, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors and assigns forever. The Grantor covenants and agrees with the said Grantee 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 herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, 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.

Mary Elizabeth Kilpatrick

MARY ELIZABETH KILPATRICK
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARY ELIZABETH KILPATRICK, AN UNMARRIED WOMAN, the within named 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, at office, this **30th** day of September, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DEBORAH K. RASCON, A MARRIED WOMAN

1117 WINDING WAY
NASHVILLE, TN 37216

Property Address:

1117 WINDING WAY
NASHVILLE, TN 37216

Person Responsible for Taxes:

WASHINGTON MUTUAL BANK, F.A.
P.O. Box 25064
Santa Ana, Ca. 92799

Map & Parcel #: MAP 61-7, PARCEL 283

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 **$132,000.00** 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 **30th** 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'

LAND in Davidson County, Tennessee, being Lot No. 9 of Block "A" on the Map of Section No. 1, Jackson Park, as of record in Book 843, page 17, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARY ELIZABETH KILPATRICK, AN UNMARRIED WOMAN by FINAL DECREE OF DIVORCE ENTERED INTO THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, MINUTE BOOK 12, PAGE 387 AND OF RECORD IN BOOK 4272, PAGE 819, 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 (MAP 61-7, PARCEL 283).

2. All matters as set forth on the Plan of Section 1, Jackson Park, of record in Plat Book 843, page 17, said Register's Office, which plan includes a 50-foot minimum building setback line from Winding Way.