WARRANTY DEED

CHRISTOPHER L. TREECE NOTARY PUBLIC AT LARGE ANDERSON CO. TENN. MY COMM. EXP. 07/24/05

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Marie Drake	Ann Marie Drake	142.14-0-209.00
(NAME)	(NAME)	
309 Clofton Drive	309 Clofton Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(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, Leigh Rhea Mattox, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Marie Drake, unmarried, 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, Tennessee, being Lot No. 3-B on the Zone Lot Division of Harpeth View Estates, of record in Book 6250, page 511, amending Book 6250, page 211, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Leigh R. Mattox, by deed from Douglas A. McCall and Bonnie C. McCall, dated May 28, 1998, and recorded May 29, 1998, in Book 10951, page 165, said Register's Office.

unimproved

This is improved ✓ property, known as 309 Clofton Drive, 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 my hand this 30th day of September, 2002.

Leigh R. Mattox

Leigh R. Mattox

Davidson County DEEDWARR
Recvd: 10/08/02 08:13 2pgs
Fees:13.00 Taxes:345.95

20021008-0122165

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Christopher L. Treece, a Notary Public in and for said County and State, the within named Leigh R. Mattox the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 30 day of September, 2002.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO., TENN.
MY COMM. EXP. 07/24/05