SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020273

Davidson County DEEDWARR
Recvd: 10/16/02 15:19 3pgs
Fees:18.00 Taxes:458.80
20021016-0127418

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cinderella E. Abrams and husband, Robert Abrams** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Eunice Hardin** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of October, 2002.

Cinderella E. Abrams
Cinderella E. Abrams

Robert Abrams by Cinderella Abrams attorney in fact
Robert Abrams

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Cinderella E. Abrams** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 11th day of October, 2002

Holly Leigh Grand
Notary Public

HOLLY LEIGH GRAND NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5.22.04

ACKNOWLEDGEMENT FOR WARRANTY DEED WHICH IS BEING SIGNED BY POWER OF ATTORNEY (ATTORNEY IN FACT)

STATE OF Tennessee
COUNTY OF Williamson

On this 11th **day of** October **, 2002, before me personally appeared** Cinderella E. Abrams **to me known to be the person who executed the foregoing instrument on behalf of** Robert Abrams **and acknowledged that she executed the same as her free act and deed of the said** Robert Abrams **.**

Witness my hand and official seal at Brentwood **,** Tennessee **, this** 11th **day of** October **2002.**

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Holly Leigh Grant
Notary Public

My commission expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $124,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melody Wils
Affiant

Subscribed and sworn to before me this 11th day of October, 2002.

Holly Leigh Grant
Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5-22-04

MAP AND PARCEL NUMBERS: 091-13-0- 369.00

ADDRESS NEW OWNER:
404 Newton Court
Nashville, TN 37209

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2, Summit Hills Subdivision of record in Plat Book 9700, page 702, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cinderella E. Abrams, married by Deed from Affordable Housing Resources, Inc. dated 7-28-00, recorded 8-2-00, in Instrument #20000802-0076722, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.