Davidson County DEEDWARR
Recvd: 10/21/02 10:45 2pgs
Fees:13.00 Taxes:321.90
20021021-0128820

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. 19486**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $87,000.00. Rachael L. Hensley Affiant Subscribed and sworn to before me, this 30th day of SEPTEMBER, 2002. Notary Public My Commission Expires: 10-26-05

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RACHAEL L. HENSLEY 73 Peachtree Street Nashville, Tennessee 37210	NEW OWNER	MAP 119-06-0 PAR 144 FB 6DA 14971

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, RAY ELROD AND WIFE, MARILYN ELROD ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RACHAEL L. HENSLEY, MARRIED ("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 73 PEACHTREE STREET, NASHVILLE, TENNESSEE 37210.

~~Larry D. Hensley, spouse of Rachael L. Hensley, 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 Rachael L. Hensley.~~

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 30th day of SEPTEMBER, 2002.

Ray Elrod
RAY ELROD

Marilyn Elrod
MARILYN ELROD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RAY ELROD AND MARILYN ELROD, 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 30th day of SEPTEMBER, 2002.

My Commission Expires: 10-26-05

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of part of the W. C. Miller Home Place, Sterling Heights, Section Three, as of record in Plat Book 1424, page 113, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ray Elrod and Marilyn Elrod by deed from Jeffery Scott Bennett and Kimberly Ann Bennett of record appearing as Instrument No. 20020712-0083933, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 1728, page 541; and (2) All matters appearing on the Plan of record in Plat Book 1424, page 113, said Register's Office.