Davidson County DEEDWARR
Recvd: 11/04/02 08:45 3pgs
Fees:18.00 Taxes:284.90

20021104-0134595

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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 **23rd** day of **October, 2002, by and between MARIE GRIFFIN NICKS, a/k/a MARIE G. NICKS, A WIDOW, UNMARRIED, hereinafter called Grantor, and JUAN N. MOLINA and LAURA MOLINA, HIS 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, MARIE GRIFFIN NICKS, a/k/a MARIE G. NICKS, A WIDOW, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto JUAN N. MOLINA and LAURA MOLINA, HIS WIFE, hereinafter referred to as Grantees, his 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 422 ANDERSON LANE, MADISON, TN 37115.

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

Marie Griffin Nicks aka Marie G. Nicks by her Attorney In Fact
Gaye Nicks Taylor

MARIE GRIFFIN NICKS, a/k/a MARIE G. NICKS
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **23rd** day of **October, 2002** before me personally appeared FAYE NICKS TAYLOR, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARIE GRIFFIN NICKS, A/K/A MARIE G. NICKS, and acknowledged that he/she executed the same as the free act and deed of said MARIE GRIFFIN NICKS, A/K/A MARIE G. NICKS, per Limited Power of Attorney of record in INSTRUMENT X, recorded immediately prior hereto.

Witness my hand, at office, this **23rd** day of **October, 2002.**

*20021104 0134594

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

JUAN N. MOLINA and LAURA MOLINA, HIS WIFE

1102 RIVERSIDE DRIVE
NASHVILLE, TN 37216

Property Address:

422 ANDERSON LANE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-5, PARCEL 116

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 **$77,000.00** 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 **23rd** day of **October, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lots Nos. 29 and 30 of Block "A" on the Plan of Cedarcrest Estates, as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee.

Said Lots No. 29 and 30 front together 97.74 feet on the southerly side of Anderson Lane and run back between lines, 184.7 feet on the westerly line, and 188 feet on the easterly line, and with the westerly margin of Delaware Avenue, to the northerly line of Lot No. 26 and measuring 95.74 feet, more or less thereon.

Being the same property conveyed to HOWARD PAUL NICKS AND WIFE, MARIE GRIFFIN NICKS, by Warranty Deed from SUSIE GRAVES, of record in Book 1874,
page 437, Register's Office for DAVIDSON County, Tennessee. The said Howard Paul Nicks having since died, the property vests by operation of law in his surviving spouse, MARIE GRIFFIN NICKS, a/k/a MARIE G. NICKS, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 43-5, PARCEL 116).

2. All matters as set forth on the Plan of record in Plat Book 974, page 15, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.