Davidson County DEEDWARR
Recvd: 11/06/02 10:12 2pgs
Fees:13.00 Taxes:1539.20
20021106-0136357

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 19606** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $416,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 31st day of OCTOBER, 2002.<br><br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires
NOV. 29, 2003

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Mr. and Mrs. Richard F. Cummins, Jr.<br>636 Royal Oaks Place<br>Nashville, TN 37215 | NEW OWNER | MAP 130-03<br>PAR 73.0<br>FB BM 08114 |

**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, GARTH F. FAILS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD F. CUMMINS, JR. AND WIFE, MARY H. CUMMINS ("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 636 Royal Oaks Place, Nashville, Tennessee 37215.

CAROL P. FAILS, the spouse of GARTH F. FAILS, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said GARTH F. FAILS.

**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 31st day of OCTOBER, 2002.

GARTH F. FAILS

CAROL P. FAILS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GARTH F. FAILS AND CAROL P. FAILS, 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 31st day of OCTOBER, 2002.

My Commission Expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being the southerly 125 feet of the westerly 150 feet of Lot No. 152 on the Plan of Royal Oaks Land Co.'s Subdivision of The Baker Tract, as of reocrd in Plat Book 421, pages 102 and 103, Register's Offcie for Davidson County, Tennessee, described as follows:

Said part of Lot No. 152 fronts 125 feet on the easterly margin of Royal Oaks Place and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Garth F. Fails, unmarried by deed from Jeffery N. Haynes and wife, Lucy Davis Haynes of record in Book 10249, page 973, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.