Davidson County DEEDWARR
Recvd: 11/07/02 11:58 2pgs
Fees:13.00 Taxes:661.93

20021107-0137278

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. 19597**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $178,900.00. Affiant Subscribed and sworn to before me this 23rd day of October, 2002. Notary Public My Commission Expires:

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

My Commission Expires
NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MARY V. AYERS 1033 Percy Warner ~~Drive~~ Boulevard Nashville, Tennessee 37205	FRANKLIN AMERICAN MORTGAGE CO. 501 Corporate Center Dr., #400 Franklin, Tennessee 37067	MAP 129-08-0 PAR 28 FB 7DZ36056

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, RUTH V. RICHARDS , unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARY V. AYERS , unmarried ("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 1033 Percy Warner ~~Drive~~ Boulevard, Nashville, Tennessee 37205.

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 23rd day of October, 2002.

RUTH V. RICHARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RUTH V. RICHARDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd 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 Lot No. 35 on the Plan of Section I, Warner Park Valley, as of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Richards and wife, Ruth V. Richards by deed from T. L. Cloar, Jr. and wife, Patsy Jo M. Cloar of record in Book 4248, page 472, said Register's Office. The said John R. Richards having since died.

This conveyance is made subject to: (1) Restrictions of record in Book 3466, page 89, as amended in Book 3577, page 541, Book 3702, page 465, Book 3770, page 81; and (2) All matters appearing on the Plan of record in Plat Book 3600, pages 12, 13 and 14, said Register's Office.