State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $118,450.00

Subscribed and sworn to before me, this 12th day of November, 2002,

JENNIFER M. WEBB NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Affiant

Notary Public

Commission Expires: Notary Expiration

My Commission Expires 10-26-05

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N11598

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Marc Robichaud **703 Westchester** **Madison, TN 37115** MAP & PARCEL NO. **042-09-0/105**	Same Davidson County DEEDWARR Recvd: 11/14/02 14:48 2pgs Fees:13.00 Taxes:438.27 20021114-0141376

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Cora Agee, widow

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Marc Robichaud, unmarried

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Sherry Heights, Section II, as of record in Book 2331, Page 69, Register's Office for said County.

Said Lot No. 52 fronts 152.3 feet on the south side of Westchester Drive and runs back 199.9 feet on the east line and 290 feet on the west line, to a dead line, which is a broken line, measuring 172.6 feet thereon.

Being the same property conveyed unto Ernest Agee and wife, Cora Agee, by Warranty Deed from John C. Smith and wife, Lois L. Smith, dated May 20, 1994, recorded May 23, 1994, in Book 9353, page 113, of the Register's Office for Davidson County, Tennessee. The said Ernest Agee now being deceased.
**

THIS IS IMPROVED PROPERTY KNOWN AS: **703 Westchester, Madison, TN 37115**.

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **November 12, 2002** . * 20021114-0141373

This instrument executed on behalf of Cora Agee by her lawful Attorney-in-Fact, Linda Faye Braxton pursuant to the power and authority vested in her by instrument of record in Book *, page _____, Register's Office, Davidson County, TN

Cora Agee By Linda Faye Braxton Attorney In Fact

Cora Agee, Grantor, BY: Attorney In Fact
Linda Faye Braxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Linda Faye Braxton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Attorney in Fact of Cora Agee, widow, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 12th day of November, 2002

My Commission Expires:

12-10-2003

Darlene Shaw
Notary Public

DARLENE SHAW NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

Warranty Deed

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