RECORD AND RETURN TO:
Mitchell A. WAtts, Atty
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref:( GJ ) Title No: 44066
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/26/02 11:26 2pgs
Fees:13.00 Taxes:513.38

20021126-0146526

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Kathryn J. Fuller<br><br>4410 Elkins Avenue<br>Nashville, Tennessee 37209 | First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans<br>P.O. Box 146<br>Memphis, Tennessee 38101 |

**TAX MAP-PARCEL NUMBERS:** 091-16-065

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$138,750.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rundi A. Ream, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathryn J. Fuller*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

Land in Davidson County, Tennessee, being the westerly 19 feet of Lot No. 309 and the easterly 21 feet of Lot No. 311 of Block No. 13 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said part of Lots Nos. 309 and 311 front together 40 feet on the northerly side of Elkins, formerly 2nd Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Rundi A. Ream, unmarried by deed from Joseph T. Jurczyk and Lynne Baker, husband and wife, of record in Book 8413, page 869, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 57 Page 103, said Register's Office.

**This is improved property, known as: 4410 Elkins Avenue, Nashville, Tennessee 37209**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 22nd day of November, 2002.

Rundi A. Ream

**State of** TENNESSEE
**County of** DAVIDSON

On this 22nd day of November, 2002 , before me the undersigned authority, personally appeared Rundi A. Ream , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/22/2003

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $138,750.00

Affiant

Sworn and subscribed before me this the 22nd day of November, 2002

My Commission Expires: 10.12.05

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee