WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/16/02 13:53 2pgs
Fees:13.00 Taxes:381.10

20021216-0154604

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Love	South **New Federal Savings Bank**	**Map 53-9**
(NAME) **901 Tamarack North**	(NAME) **210 Automation Way**	**Parcel 73**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Birmingham, AL 35283-0180**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Timothy J. Ralston and wife, Betty Ann F. Ralston**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas E. Love, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58-A on the Plan of the Zone Lot Division Lots 58 through 62, Phase II, Kimbolton, of record in Plat Book 6900, page 899, amending Plat Book 6900, page 794 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Ralston and wife, Betty Ann F. Ralston, by warranty deed from Tara Dawn Williams, unmarried of record in Book 10911, page 551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 899 as amended in Book 6900, page 794, said Register's Office; and (c) Restrictive covenants contained in Book 7265, page 655, as amended and restated in Book 7464, page 969; as amended in Book 7470, page 126 and Book 7799, page 50, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 901 Tamarack North, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 13th day of December, 2002.

Timothy J. Ralston

Betty Ann F. Ralston

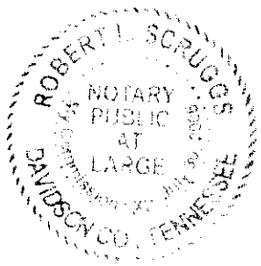
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Timothy J. Ralston and Betty Ann F. Ralston 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 and official seal at Nashville, Tennessee this 13th ~~day of Decemeber~~, 2002.

Commission expires:



Robert L. Scruggs Notary Public