Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/17/02 13:36 2pgs
Fees:13.00 Taxes:785.34

20021217-0155462

39-B
File #02-1636

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rochford Realty & Const. Co., Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bernhard C. Braeuner, and wife, Mary F. Braeuner,** 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:**

Land in Davidson County, Tennessee, being Lot No. 131 A on the Plan of First Revision, Resubdivision Lot 131, Riverside, Phase 3, of record in Instrument #20020603-0066857.

Being the same property conveyed to Rochford Realty & Const. Co. Inc. by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr. and Mary Handly Beard, of record in Book 7103, Page 48, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1673 Glenridge Drive, Nashville TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 13th day of December, 2002

ROCHFORD REALTY & CONSTR. CO., INC.

BY: James G. Morrissey

JAMES G. MORRISSEY

State of Tennessee)
County of Davidson)

On this 13th day of December, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared **Rochford Realty & Const. Co, Inc.** , with whom I am personally acquainted and who upon their oath acknowledges themself to be the Vice President of **Rochford Realty & Constr. Co., Inc.**, the within named bargainor, and that as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, TN, on this the 13th day of December, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 212,254.00.**

Mary F. Braeuner
Affiant

Sworn and subscribed before me on this the 13th day of December, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Bernhard C. Braeuner 1673 Glenridge Drive Nashville, TN 37221	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	142-13-B-174CO