(1)

PREPARED BY (AND RETURN TO):

Mid-State Title

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (SK) Title No: 44108

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/20/02 13:50 2pgs
Fees:13.00 Taxes:802.90

20021220-0157583

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Claudia J. Schauman Frances C. Bowman 401 Bowling Avenue Nashville, Tennessee 37205	Franklin Financial Mortgage 110 3rd Avenue North Franklin, TN 37064

TAX MAP-PARCEL NUMBERS: 104-13-A-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$217,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Estate of Catherine Beryl Everhart**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Claudia J. Schauman, unmarried and Frances C. Bowman, unmarried** 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 Building Site No. 41 also referred to as Unit 68 on the Plan of Richmeade Place, Section II of record in Book 4955, page 4, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles M. Everhart and wife, Catherine B. Everhart by deed from Sheridan Construction Company, a Tennessee corporation of record in Book 5053, page 436 , said Register's Office. The said Charles M. Everhart has since died. By Quitclaim Deed of record in Document No. 20010712-0074164, said Register's Office, the said Catherine B. Everhart conveyed subject property to Catherine B. Everhart and David Everhart, as joint Tenants with right of survivorship. The said Catherine B. Everhart has since died. By Quitclaim Deed of record in Document No. 20020923-0116083, David Everhart conveyed subject property to the Estate of Catherine Beryl Everhart. The Last Will and Testament of Catherine Beryl Everhart of record in Instrument No. 4645/858483, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Richard D. Bird as Executor and Trustee, with full power to convey.

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; The Plan, with Owner's Certificate, of record in Plat Book 4955 Page 4, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5036, page 338; Book 4942, page 633; Book 5036, page 338; Book 5019, page 946; rerecorded in Book 5039, page 256, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 401 Bowling Avenue, Nashville, Tennessee 37205

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 seized 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 successors, assigns 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 13th day of December, 2002.

Richard D. Bird, Executor & Trustee

Richard D. Bird, as Executor and Trustee with Full power to convey of the Estate of Catherine B. Everhart

State of TENNESSEE
County of DAVIDSON

On this 13th day of December, 2002, before me the undersigned authority, personally appeared **Richard D. Bird, as Executor and Trustee with Full power to convey of the Estate of Catherine B. Everhart,** 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.

Ruth Anne Caruthers
Notary

My Commission Expires: 9-17-06

RUTH ANNE CARUTHERS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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: $217,000.00

Affiant

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

Notary Public

My Commission Expires: 10-16-04