44 Inay W Town

Davidson County DEEDWARR
Recvd: 12/23/02 12:01 2pgs
Fees:13.00 Taxes:444.00

20021223-0158083

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $120,000.00. Rubye Annette S. Preston Affiant Subscribed and sworn to before me, this 20 day of December, 2002. Notary Public My Commission Expires: 3/29/03

Address New Owner As Follows: Rubye Annette S. Preston P. O. Box 395 Gordonsville, TN 38563	Send Tax Bills To: SAME	Map-Parcel Number: 075-12-0 E 040.00CO GSD 4366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLOSSOM TRACE, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RUBYE ANNETTE S. PRESTON**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of First Revision of Blossom Trace, of record as Instrument No. 20010920-0101745, Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction, of record as Instrument No. 20011025-0116872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Blossom Trace, LLC, a Tennessee limited liability company by deed from Kent A. Biery and wife, Linda E. Biery, of record as Instrument No. 20010605-0058126, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions contained in instrument of record as Instrument No. 20010724-0078292, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record as Instrument No. 200010920-0101745, Register's Office for said County.

This is improved property known as 1005 Tulip Blossom Drive, Hermitage, TN 37076.

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, her heirs and assigns, forever; and it covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20 day of December, 2002.

BLOSSOM TRACE, LLC,
a Tennessee limited liability company

By: James David Carter, Chief Manager
J. David Carter, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. David Carter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20 day of December, 2002.

Notary Public

My Commission Expires: 3/29/03

