(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: 9/20/04
AFFIX SEAL

& BARRETT, P.C.
Avenue South, Suite 200
Franklin, TN 37064

My Commission Expires 09-20-04
WILLIAMSON COUNTY TENN
NOTARY PUBLIC
AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby L. Ruth	Union Planters Mtg.	MAP 155-16-A
(NAME)	(NAME)	
6409 Holly Trace Court	PO Box 1718	PARCEL 397
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, TN 38101-1718	
(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, Henry H. Hepler and wife, Ashley M. Hepler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby L. Ruth

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. 345 on the Plan of Traceside, Section 11, of record in Plat Book 11700, pages 59-61 and under Instrument #20000922-0094253, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Henry H. Hepler and wife, Ashley M. Hepler by deed from Centex Homes of record in Instrument #20011106-0121662, said Register's' Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Instrument #20000922-0094253, said Register's Office; and (c) restrictive covenants of record in Book 9236, page 504, Book 11483, page 98, Book 11483, page 104, Book 9435, page 493, Book 9677, page 675, Instrument #20020116-0006610, Instrument #20010116-0004786, Instrument #20020111-0004996 and Instrument #20010221-0016218, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/26/02 12:20 2pgs
Fees:13.00 Taxes:751.10
20021226-0158822

This is improved (X) unimproved ( ) property, known as 6409 Holly Trace Court, Nashville, Tennessee 37221
(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 hand s this 13th day of December 2002

Henry H. Hepler

Henry H. Hepler

Ashley M. Hepler

Ashley M. Hepler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry H. Hepler and wife, Ashley M. Hepler

the bargainor s, 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 December, 2002.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp 12/8/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public