Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

TITLE ENTERPRISES, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,500.00

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 16th day of December, 2002.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles D. Cage	Franklin American Mtg. Company	151-1A 058.00
3417 Bridgeton Cove	501 Corporate Centre Dr. #400	
Antioch TN 37013	Franklin, TN. 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marilyn Sullivan Hart, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles D. Cage, hereinafter called the Grantees, their successors 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 on the Plan of Chatham Pointe, of record in Book 6900, Pages 444-447, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Marilyn Sullivan Hart, unmarried, by deed from Marcia LaTourneau, unmarried, of record in Book 9841, Page 935, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3417 Bridgeton Cove, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of December, 2002.

Marilyn Sullivan Hart

Davidson County DEEDWARR
Recvd: 01/07/03 11:58 2pgs
Fees:13.00 Taxes:538.35

20030107-0002584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marilyn Sullivan Hart, with whom I am personally acquainted who acknowledged she executed the within instrument for the purposes contained

Witness my hand in Nashville, TN, this 16th day of December, 2002.

Notary Public

My Commission expires 03/14/05