# WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#19870-05
2000 Richard Jones Rd.
Suite 110
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,785.00

Molly A Thoreson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Molly A. Thoreson (NAME) | SunTrust Bank (NAME) | 131-6-H-48.00CO |
| 465 Cumberland Place (ADDRESS) | 201 Fourth Ave./7th Floor (ADDRESS) | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (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, Michael J. Sicard, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly A. Thoreson and Kevin T. Seale, both unmarried as joint tenants with right of survivorship

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. 52 on the Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, page 451, as revised in Plat Book 8250, page 840, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael J. Sicard, by deed from Weekley Homes, L. P., of record in Book 11333, page 584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 739, amended in Book 10318, page 92, Book 10594, page 695 and Book 11186, page 932; Plan of record in Book 9700, page 451 as amended in Plat Book 8250, page 840; all in the Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Jennifer C. Sicard as Attorney-in-Fact for Michael J. Sicard, which Power of Attorney is recorded as Instrument No 20030117-0007216 said Register's Office.

Davidson County DEEDWARR
Recvd: 01/17/03 08:33 2pgs
Fees:13.00 Taxes:1142.50

20030117-0007217

unimproved ( )
This is improved ( X ) property, known as 465 Cumberland Place, Nashville, TN 37215
(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 my hand this 13th day of January, 2003

Michael J. Sicard by Jennifer C. Sicard his atty-in-fact
Michael J. Sicard, By: Jennifer C. Sicard

Jennifer C. Sicard
Jennifer C. Sicard

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 Jennifer C. Sicard

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 2003.

Commission expires 9/25/2004

Notary Public

DAVIDSON COUNTY
My Commission Expires
September 25 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer C. Sicard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Michael J. Sicard, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Michael J. Sicard, the bargainor, by the said Jennifer C. Sicard, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of January, 2003.

Notary Public

My Commission Expires: 9/25/2004

JUDY S.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires
September 25 2004