03

Realty Title 78-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $111,000.00

Pat Richards
Affiant

Subscribed and sworn to before me, this 7th day of February, 2003.

Clare K. McMann
Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 02/12/03 08:09 2pgs
Fees:13.00 Taxes:410.70
20030212-0019098

Address of New Owner:	Send Tax Bills to:	Tax Information
Pat Richards	1st Trust Bank For Savings	163-11-B-082.OOCO
307 Ash Forge Drive	P.O. Box 17257	
Antioch TN 37013	Memphis, TN 38187-0257	

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, Mark Tanksley and wife, Sarah Jane Tanksley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pat Richards, 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. 82, on the Plan of Bell Forge Village, Section 4, of record in Plat Book 6250, Page 201, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Tanksley and wife, Sarah Jane Tanksley by deed from Donald R. Tate and wife, Sharon L. Tate of record in Instrument No. 20010302-0019803, Register's Office for Davidson County, Tennessee.

Mark Allen Tanksley executes this instrument on behalf of Sarah Jane Tanksley pursuant to Power of Attorney of record in Book 11337, Page 611, 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 307 Ash Forge Drive, 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 7th day of February, 2003.

Mark Tanksley
Mark Tanksley

Sarah Jane Tanksley
By: Mark Allen Tanksley, Atty. in Fact
Sarah Jane Tanksley
By: Mark Allen Tanksley, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Tanksley, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 7th day of February, 2003.

Notary Public

My Commission expires 03/14/05

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 Mark Allen Tanksley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Sarah Jane Tanksley, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 2003.

Commission expires 3-14-05

Notary Public