02

48 A
Realty Title

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

B.T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
November 4, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $549,000.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2000.

Notary Public
My commission expires: 11/04/01

Address of New Owner:	Send Tax Bills to:	Tax Information
Shaun J. Carrigan 5133 N. Stanford Drive Nashville TN 37215	Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084	131-9-15

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, Phillip Brodnax, III, Trustee, with full power to sell, mortgage and otherwise encumber without joinder of any beneficiary, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shaun J. Carrigan and Dixie L. Pepper, 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. 43 on the Plan of Stanford Criswell's Revision of Westwood, of record in Book 974, Page 14, Register's Office for said County.

Said Lot 43 fronts 208.6 feet on the southerly margin of Stanford Drive and extends back 530 feet, more or less, on the easterly line and 600 feet, more or less, on the westerly line to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to Phillip Brodnax, III, Trustee, with full power to sell, mortgage and otherwise encumber without the joinder of any beneficiary, by deed from M. Gerald Derstine and spouse, Arden Ann Derstine, of record in Book 8718, Page 936, 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 5133 N. Stanford Drive, Nashville, TN 37215

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 9th day of November, 2000.

Phillip Brodnax, III, Trustee

Phillip Brodnax, III, Trustee

Davidson County DEEDWARR
Recvd: 11/17/00 11:54 2pgs
Fees:11.00 Taxes:2031.30

20001117-0114037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip Brodnax, III, Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 9th day of November, 2000.

Notary Public

My Commission expires 3/28/2002

