X

SOB

pu

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

R. L. MOORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sydney Mulder (NAME)	Georgia Bank & Trust (NAME)	MAP 147-9
5031 Briarwood Drive (ADDRESS)	3515 Wheeler Road Bldg. A, #C (ADDRESS)	PARCEL 116
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Augusta, GA 30909 (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, Douglas Webster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sydney Mulder and wife, Amanda Moore Mulder

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. 197 of Caldwell Country Estates, Section 1 as of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee described as follows: Beginning at a point on the southerly margin of Briarwood Drive and the north westerly margin of said Briarwood Drive, 215 feet to the northeasterly corner of Lot No. 198; thence in a southerly direction with the easterly boundary line of said lot No. 198, 345 feet to a point at the southeasterly corner of said Lot No. 196; thence ina northerly direction with the easterly boundary line of said Lot No. 196, 390.1 feet to the point of beginning.

Being the same property conveyed to Douglas L. Webster by deed from Eric S. Jenkins and wife Kaycee V. Jenkins as of record in Book 10596, page 438, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/02/01 12:21 2pgs
Fees:11.00 Taxes:654.90

20010502-0044837

unimproved ( )
This is improved (X) property, known as 5031 Briarwood Drive, Nashville, Tennessee 37217
(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 30th day of April, 2001

Douglas Webster

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 Douglas Webster

the bargainor _____, 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 therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2001.

Commission expires July 24, 2004

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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