Realty Title 48-A
03

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $236,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2001.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 06/15/01 13:39 2pgs
Fees:11.00 Taxes:873.20
20010615-0063574

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Fred Landers, Sr. 641 Old Hickory Blvd., #132 Brentwood TN 37027	New Owner	171-3-O-B 095.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward A. Warren, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Thomas Fred Landers, Sr., hereinafter called the Grantee, his 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 Unit No. 98 on the Plan of Phase One, Section Two, Townhomes of Fredricksburg, of record in Plat Book 9700, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward A. Warren by deed from Radnor Homes, Inc. of record in Book 10723, Page 995, 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.

Joanne Warren, wife of Edward A. Warren joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 641 Old Hickory Blvd., #132, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenant with Grantee that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 June, 2001.

Edward A. Warren

Joanne Warren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 13th day of June, 2001.

Notary Public

My Commission expires: 03/14/05