02

48-A
Realty
Title

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 08/24/01 15:50 2pgs
Fees:13.00 Taxes:599.40
20010824-0091930

WARRANTY DEED

THIS INDENTURE, made this 26 day of July, 2001 between **LISA MARIE HERRMANN-CARLSON WIFE OF, KURT C. CARLSON JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS WHICH HE MAY HAVE BY REASON OF HIS MARRIAGE TO LISA MARIE HERRMANN-CARLSON INCLUDING, BUT NOT LIMITED TO, RIGHTS OF HOMESTEAD AND ELECTIVE SHARE, BUT HE DOES NOT WARRANT TITLE HERETO.** of **DAVIDSON** County, Tennessee, First Parties, and

GRAHAM PATRICK McREDMOND, unmarried

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF SOUTHAMPTON, PHASE 1, OF RECORD IN BOOK 5200, PAGE 464, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LISA MARIE HERRMANN, UNMARRIED BY DEED FROM ANN KATHRYN TUCKER, UNMARRIED OF RECORD IN BOOK 8891, PAGE 481, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Lisa Marie Herrmann-Carlson
LISA MARIE HERRMANN-CARLSON

Kurt C. Carlson
KURT C. CARLSON

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LISA MARIE HERRMANN-CARLSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of July 2001.

Phyllis S Williams
Notary Public
My commission expires: 3/23/2002 Printed name: Phyllis S Williams
(NOTARY SEAL)

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KURT C. CARLSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of July, 2001.

Phyllis S Williams
Notary Public
My commission expires: 3/23/2002 Printed name: Phyllis S Williams
(NOTARY SEAL)

PHYLLIS S. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE LARGE

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Graham Patrick McRedmond
1016 Blythe Court West
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
Graham Patrick McRedmond
1016 Blythe Court West
Nashville, TN 37221

CLT# 141-12-O-B-021.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 162,000.00.

Graham P. McRedmond (AFFIANT)

Subscribed and sworn to before me, this 21st day of August, 2001

Catherine R Vass
Notary Public
My commission expires 5/30/2004 Printed Name Catherine R. Vass

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004