File Box 13

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debi Gail Brown	SOUTHTRUST MORTGAGE CORPORATION	135-14B-47
(NAME) 1804 Olive Circle	(NAME) 210 WILDWOOD PARKWAY	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) BIRMINGHAM, AL 35209	
(CITY) (STATE) (ZIP)	(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, Mathew R. Feiler and Mary R. Feiler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debi Gail Brown, unmarried, 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. 46 on the Plan of Ransom Place, Section One, Phase Two of record in Book 7900, page 463, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Matthew R. Feiler and Mary R. Feiler, by deed of record in Book 10415, Page 733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Mary R. Feiler by Mathew R. Feiler as her Attorney In Fact pursuant to recorded Power of Attorney of record in instrument # 20011031-0118862, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1804 Olive Circle, Nashville, TN 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.

Davidson County DEEDWARR
Recvd: 10/31/01 13:11 2pgs
Fees:13.00 Taxes:505.05

20011031-0118862

Witness my/our hand(s) this 24th day of October, 2001.

Matthew R. Feiler
Matthew R Feiler

Mary R Feiler by Matthew R Feiler Atty-in-fact
Mary R. Feiler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of October, 2001, before me personally appeared Matthew R. Feiler, the person who executed the foregoing instrument on behalf of Mary R. Feiler and who acknowledged that he executed the same as the free act and deed of the said Mary R. Feiler, through Power of Attorney granted him by the said Mary R. Feiler.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2001.

Commission expires: May 26, 2002

Elizabeth E Triplett
Notary Public

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2001, before me personally appeared Mathew R. Feiler, who acknowledged that he executed the foregoing instrument.

Witness my hand and official seal at Nashville, TN this 24th day of October, 2001.

Commission expires: 5/26/02

Elizabeth E. Triplett

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.