Box 40 B

RICHLAND TITLE & ESCROW, LLC
3133 LONG BOULEVARD
NASHVILLE, TN 37203

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40449**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/01 11:23 2pgs
Fees:13.00 Taxes:640.10

20011217-0138908

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 173,000.00.**

Stephen Vanover
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **29th DAY OF NOVEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES: 3-26-05

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
STEPHEN MICHAEL VANOVER
1408 Gartland Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Taylor, Bean + Whitaker
101 NE 2nd Street
Ocala, FL 34470-6042

MAP-PARCEL #
83-9-337

FOR AND IN 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 **I, KATHLEEN S. THOMAS and husband, GERALD A. LAND**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN MICHAEL VANOVER**

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:

BEING Lot No. 84 in the Subdivision of the Lindsley 29 acre tract of land which is of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen S. Thomas by deed from Peter Mollica and wife, Carey Jill Mollica of record in Book 10592, page 904, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 Gartland Avenue, Nashville, Tennessee 37206

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 28th day of November, 2001.

Kathleen S. Thomas by Jon Hardy Atty in Fact
KATHLEEN S. THOMAS

Gerald A. Land by Jon Hardy Atty in Fact
GERALD A. LAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of November, 2001, before me personally appeared JON HASENFUSS, to me known to be the person who executed the foregoing instrument in behalf of KATHLEEN S. THOMAS and husband, GERALD A. LAND, as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said KATHLEEN S. THOMAS and husband, GERALD A. LAND, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 3-26-05

KIMBERLY R. DAUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN