03

Realty Title 48-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Scott R Tarbell
Affiant

Davidson County DEEDWARR
Recvd: 12/26/01 10:52 2pgs
Fees:13.00 Taxes:558.70
20011226-0141685

Subscribed and sworn to before me, this 14th day of December, 2001.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott R. Tarbell	Bank of America, N.A.	141-7-B-176
312 Roslyn Court	2059 Northlake Parkway	
Nashville TN 37221	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sharon E. McMahon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott R. Tarbell and wife, Kristin A. Tarbell, hereinafter called the Grantees, their 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 Lot No. 74 on the Plan of Resubdivision of Lots No. 73 & 74 of Somerset Farms, Section Three, a Planned Unit Development, of record in Book 8250, Page 522, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sharon E. McMahon, unmarried, by deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 10114, Page 263, 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.

This property is improved property known as 312 Roslyn Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of December, 2001.

Sharon E. McMahon
Sharon E. McMahon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 14th day of December, 2001.

Notary Public

My Commission expires 03/14/05