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Realty Title 48-A

Davidson County DEEDWARR
Recvd: 01/03/02 14:58 2pgs
Fees:13.00 Taxes:624.93
20020103-0001223

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40479**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 168,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **31ST DAY OF DECEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES: 3/14/05

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CLARENCE A. BROWN et ux **1524 Andchel Drive** **Hermitage, Tennessee 37076**	Wells Fargo Home Mtg., Inc. P.O. Box 4148 Frederick, MD 21705-4148	**86-8-124** **4D 92602**

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 **MARK A. GARAFOLA and wife, PATRICIA M. OLSEN GARAFOLA,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARENCE A. BROWN and wife, ROBIN J. BROWN**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being all of Lot No. 337 on the Plan of Camden Woods, Phase I, of record in Book 7900, page 510, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mark A. Garafola and Patricia M. Olsen, both unmarried, as joint tenants with rights of survivorship, by deed from P. Doug Couvillion and wife, Staci Lynn Reams (now Couvillion), Married, of record in Book 9348, page 138, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **1524 Andchel Drive, Hermitage, Tennessee 37076**

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 OUR HANDS THIS 31ST DAY OF DECEMBER, 2001.

MARK A. GARAFOLA **PATRICIA M. OLSEN GARAFOLA**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARK A. GARAFOLA and wife, PATRICIA M. OLSEN GARAFOLA, the bargainors, with whom I am personally acquainted, (or proved to me on basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31ST day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAZE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.