WARRANTY DEED

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,916.00

Anne C. Roan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNE C. ROAN (NAME)	AmSouth Bank (NAME)	MAP 73-01
2020 OLGA AVENUE (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 38
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, WILLIAM G. HARRISON BY AND THROUGH WILLIAM B. GEIGER, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNE C. ROAN

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:

Situated in Davidson County, Tennessee, being Lot No. 3 of Block "H" on the Map of Country Club Estates of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to WILLIAM G. HARRISON by Deed of record in Instrument No. 20001129-0117265, Register's Office for Davidson County, Tennessee.

WILLIAM B. GEIGER executes this instrument as Attorney in Fact for WILLIAM G. HARRISON pursuant to Power of Attorney recorded simultaneously herewith.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record. This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Davidson County DEEDWARR
Recvd: 01/28/02 13:31 2pgs
Fees:13.00 Taxes:299.39

20020128-0011567

unimproved ( )
This is improved (X) property, known as 2020 OLGA AVENUE, NASHVILLE, TN 37216
(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.

Witness my hand this 23rd day of January, 2002

William G. Harrison

WILLIAM G. HARRISON

BY: William B. Geiger

WILLIAM B. GEIGER, ATTORNEY IN FACT

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GRANTOR: WILLIAM G. HARRISON
GRANTEE: ANNE C. ROAN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, WILLIAM B. GEIGER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that his is the Attorney In Fact for WILLIAM G. HARRISON and is authorized by WILLIAM G. HARRISON to execute this instrument on his behalf.

Witness my hand and official seal this 23 day of January, 2002.

NOTARY PUBLIC

My commission expires: 4/28/04

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
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