WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/28/02 14:25 3pgs
Fees:18.00 Taxes:351.50
20020128-0011637

G-7687-E

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Taylor Thompson, Jr. (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 42
1013 Westchester Drive (ADDRESS)	210 Automation Way (ADDRESS)	GROUP 9
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	PARCEL 66

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, Thomas Accuosti and wife, Leona Accuosti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Taylor Thompson, Jr.

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 and more particularly described as follows:

TRACT 1:

Lot No. 142 on the Map of Kemper Heights Subdivision, as of record in Book 2331, Page 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 142 fronts 75 feet on the southerly margin of Westchester Drive, 211.3 feet on the easterly line and 253 feet on the westerly line to a dead line in the rear measuring 96.2 feet thereon.

TRACT 2:

Land in the 11th Civil District of Davidson County, Tennessee, being part of the land marked "J. R. Coarsey, Trustee" on the Plat of Kemper Heights, Section 1, as of record in Book 2331, Page 66, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument at the southwest corner of Lot No. 142, on the plan of Kemper Heights, Section 1, as of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee; thence with the rear line of said Lot No. 142, North 39 deg. 03' East 96.2 feet to an iron stake at the common rear corner of Lot Nos. 142 and 143; thence South 24 deg. 15' East 248.4 feet to an iron stake in the north margin of the proposed extension of Tuckahoe Drive, said point being 470.44 feet westerly from the centerline of Kemper Drive, South, and 30.5 feet northerly from Reasonover's North line; thence with said margin of Tuckahoe Drive extended, South 67 deg. 09' West 93

CONTINUED

unimproved ( )
This is improved (X) property, known as 1013 Westchester Drive, Madison, TN 37115
(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 our hand s this 24th day of January, 2002

Thomas Accuosti

Leona Accuosti

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

feet to an iron stake; thence North 24 deg. 00' West 203.1 feet to the point of beginning, containing 0.51 acres, more or less.

Being the same property conveyed to Thomas Accuosti and wife, Leona Accuosti by deed from J. R. Ladd and wife, Martha Louise Ladd of record in Instrument No. 20020109-0003399, Register's Office for Davidson County, Tennessee.

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 Thomas Accuosti and wife, Leona Accuosti

the bargainor s, with whom I am personally acquainted or proved to me on the 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 Goodlettsville, Tennessee, this 24th day of January, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public