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 $30,000.00

Carol Grant
Affiant

Subscribed and sworn to before me, this 28th day of January, 2002.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/31/02 13:44 2pgs
Fees:13.00 Taxes:111.00
20020131-0013802

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Grant 419 Bell Street Goodlettsville TN 37072	New Owner	18-16-0-0577.00

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, Stephen Fouche, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Grant and wife, Carol Grant, 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:

TRACT I:

Land in Davidson County, Tennessee, being situated in the town of Goodlettsville, Tennessee, located on the west side of Bell or Reed Street:
Beginning at a point, Preston Cantrell's northeast corner; thence with Preston Cantrell's north boundary line west 105 feet, more or less, to Burton's east boundary line; thence north with Burton's east boundary line 57 feet to Mary Joyner's south boundary line; thence east with Mary Joyner's south boundary line 105 feet, more or less, to the west margin of Bell Street; thence south with margin of said Bell Street 70 feet to the beginning, more or less.

TRACT II:

Land in Davidson County, Tennessee being more particularly described as follows: Beginning at a point in the western boundary of the Charles R. Burton land which point is 82 feet north of the northeast corner of the Martha Hendricks lot; running thence north along the western boundary of said Burton property 68 feet to a point; and running back between said points, between parallel lines, 50 feet to a dead line.

Being the same property conveyed to Stephen Fouche by deed from Geraldine Cantrell and Barbara Jackson, heirs at law of George R. Patton, deceased, of record in Instrument No. 2011226-0141670, 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 419 Bell Street, Goodlettsville, TN 37072

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 25th day of January, 2002.

Stephen Fouche

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Fouche, 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 25th day of January, 2002.

Notary Public

My Commission expires 03/14/05