Davidson County DEEDWARR
Recvd: 02/06/02 12:42 2pgs
Fees:13.00 Taxes:395.90

20020206-0016504

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40609

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Joshua O'Bryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

SATURN NOTARY PUBLIC AT LARGE COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua O'Bryan	Bank of America	92-13-321
239 37th Avenue, North	2059 Northlake Parkway	
Nashville, TN, 37209	Tucker, GA 30084	

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, I/WE,

Participations, Inc., Trustee for Real Security, INC. and Patricia S. Carden, under trust agreement dated the 14TH day of the December 2000. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua O'Bryan and Jessica O'Bryan

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 the 5th, formerly the 11th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 95 on the Shields' New West Nashville Plan of Lots, as of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by to Participations , Inc., Trustee by Quitclaim Deed recorded as Instrument # 20001227-0125955, Register's Office for Davidson County, Tennessee. The trust instrument specified above includes authority to convey real property.
Unimproved ( )
This is improved (X) property known as 239 37th Avenue, North, Nashville, TN 37209

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/our hand(s) this 31st day of January, 2002

Participations, Inc., Trustee

BY: Patricia S. Carden, Pres. & T.

Patricia S. Carden, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Patricia Carden with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged herself to be the President of Participations, Inc., Trustee, a corporation and that she as such President executedthe foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2002

Notary Public

My Commission Expires: 9/28/2002

