02

Leach 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $141,500.00

Tamara Garner
Affiant

Subscribed and sworn to before me, this 14th day of February, 2002.

Notary Public
My commission expires: 11/29/03

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tamara Garner	1st Trust Bank For Savings	118-10
3425 Springbrook Drive	P.O. Box 17257	072
Nashville TN 37204	Memphis, TN 38187-0257	

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, Winston S. Caldwell, III and Michelle L. Davidson, now Caldwell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tamara Garner and Richard L. Garner, 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:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Pleasant Valley Subdivision, of record in Book 1424, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Winston S. Caldwell, III and Michelle L. Davidson, by deed from Linda Bazoian, dated October 25, 1993, recorded in Book 9128, Page 6, said Register's Office. Winston S. Caldwell, III and Michelle L. Davidson having since married.
>
> 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 3425 Springbrook Drive, Nashville, TN 37204

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 14th day of February, 2002.

Winston S. Caldwell, III

Michelle L. Davidson Caldwell

Michelle L. Davidson Caldwell

Davidson County DEEDWARR
Recvd: 02/15/02 13:08 2pgs
Fees:13.00 Taxes:523.55

20020215-0020310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Winston S. Caldwell, III and Michelle L. Davidson Caldwell, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of February, 2002.

Elizabeth J. Smith
State of Tennessee at Large

My Commission expires 11/29/03

