Davidson County DEEDWARR
Recvd: 02/20/02 15:40 2pgs
Fees:13.00 Taxes:240.50

20020220-0021836

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN00372 7/6 Bk 33B

WARRANTY DEED

GAIL C VICTORY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JAN 25 2003 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Bobby Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2002

Gail Victory
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY WARNER	**AMERICA'S WHOLESALE LENDER**	**72-13-414**
1113 DOUGLAS AVE.	**400 COUNTRYWIDE WAY**	
NASHVILLE, TN 37206	**SIMI VALLEY, CA 93065**	

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, WE,

PETER J. RICHARDS, AN UNMARRIED PERSON

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

BOBBY WARNER AND WIFE, CAPRICE WARNER

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

BEING the easterly half of Lot No. 3 in Sharp and Horn's Fourth Addition, a plan of which is of record in Book No. 101, page 172, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 3, fronts 50 feet on the northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 170 feet to a 15 foot alley.

Being the same property conveyed to Peter J. Richards, an unmarried person, by Warranty Deed from Dale L. Berrett and wife, Edna L. Berrett, dated 4-28-99 and recorded 5-7-99 in Book 11469, page 377, Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved (X) property known as **1113 DOUGLAS AVE., NASHVILLE, TN 37206**
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 hands this 14th day of February, 2002

Peter J. Richards by Jaan Sturgis, Atty in Fact

PETER J. RICHARDS BY JAAN STURGIS, ATTY IN FACT

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 _____ the bargainors 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 Nashville, Tennessee, this 14th day of February, 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 _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of February, 2001, before me personally appeared Jaan Sturgis to me known to be the person who executed the foregoing instrument in behalf of Peter J. Richards as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Peter J. Richards.

Witness my hand and official seal at Nashville, Tennessee this the 14th day of February, 2001.

My commission expires: 1-25-03

_____
Notary Public

NOTARY PUBLIC AT LARGE