WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/02 14:34 2pgs
Fees:13.00 Taxes:92.50

20020221-0022389

STEVEN G. WATERS NOTARY PUBLIC AT LARGE My Commission Expires JUNE 24, 2002 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Co., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. D. Stevens (NAME)	New Owner (NAME)	71-4-215
3937 Gallatin Rd (ADDRESS)	(ADDRESS)	12DZ 4160
Nashville TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Michelle Capps and Delane J. McComas a/k/a J. Samuel Gosnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. D. Stevens a single person

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, being Lot No. 353 on the Plan of Joywood Heights, Section 2-A, of record in Plat Book 1424, Page 20, Register's Office for said County, described as follows:

Beginning on the easterly margin of Flamingo Drive, at the corner of Lots Nos. 352 and 353; thence with said Drive. northwardly 45.6 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly 32.8 feet to the southerly margin of a 50 foot unnamed street; thence with said Street, eastwardly 247.8 feet to the westerly line of the Frank Alley property; thence with said line, southwardly 132.8 feet to an iron pin; thence southwestwardly 75.3 feet to the corner of Lots Nos. 352 and 353; thence with the line between said two lots, northwestwardly 231 feet to the beginning.

Being the same property conveyed to Michelle Capps and J. Samuel Gosnell by deed from Bryan C. Cooper and wife, Barbara F. Cooper of record in Instrument Number 20000411003632l, Register's Office, Davidson County, Tennessee.

J. Samuel Gosnell is also known as Delane J. McComas

Delane J. McComas executed this instrument on behalf of Michelle Capps pursuant to a Power of Attorney which is of record in Instrument Number 20020221-0022388, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2521 Flamingo Drive, Nashville, Tennessee 37207
(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 19th day of February, 2002

Michelle Capps

Delane J. McComas

BY: Delane J. McComas Atty in Fact
Delane J. McComas, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____. _____ .

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

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 Delane J. McComas with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Michelle Capps as her Attorney in Fact as the free act and deed of the within named Delane J. McComas.

Witness my hand and official seal at Goodlettsville, Tennessee, February 19, 2002.

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JUN. 24, 2002

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 Delane J. McComas a/k/a J. Samuel Gosnell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of February, 2002.

_____
Notary Public

My Commission Expires:_____