Davidson County DEEDWARR
Recvd: 03/08/02 10:08 2pgs
Fees:13.00 Taxes:441.04

20020308-0029323

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2004

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
Roger E. Harris	Bank of America	84-11-187
2325 Modena Drive	2059 Northlake Parkway	
Nashville, TN, 37214	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,

Arch C. Breece, III AND WIFE, LUANN M. BREECE

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

Roger E. Harris and wife, Olga B. Harris

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. 202A on the Revised plan of Lots Nos. 197 to 202, inclusive, of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 202A fronts 90.5 feet on the southerly side of Modena Drive and runs back between lines 184.4 feet on the westerly side and 179.4 feet on the easterly side to a dead line in the rear, measuring 80.5 feet thereon.

BEING the same property conveyed to Arch C. Breece, III, unmarried, by deed from Charlie F. Bledsoe and wife, Ina D. Beldsoe, of record in Book 10517, Page 245, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2325 Modena Drive, Nashville, TN 37214

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 7th day of March, 2002

Arch C. Breece, III

LUANN M. BREECE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AND WIFE, LOUANN M. BREECE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Arch C. Breece, III, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2002

Notary Public

My Commission Expires: 9/28/2002