WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/02 08:21 2pgs
Fees:13.00 Taxes:358.90

20020326-0036237

02B-6688

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Gina M. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina M. Robinson (NAME)	Chase Manhattan Mortgage Corp. (NAME)	38-77
6235 Old Hickory Blvd. (ADDRESS)	5409 Maryland Way Suite 202 (ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Ronald Waller and wife, Debora Waller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gina M. Robinson, Unmarried

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 situated in the 14th Civil District of Davidson County, Tennessee, being a portion of the Tomlinson Johnson Property, as of record in Deed Book 10759, Page 580, Register's Office for Davidson County, Tennessee, and being more particularly described as Tract 1 on the survey by Survey Solutions, Steve Axley, R.L.S. # 1975, dated 07/08/99, described as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Blvd., said point being the northeast corner of tract 1 and the southeast corner of tract 2; thence with said roadway margin with a curve having a radius of 755.00', an arc length of 278', to a point; thence continuing with said roadway margin S 31 deg. 34' 46" E 123.93' to an iron road (old), said point being the southeast corner of tract 1 and the northeast corner of Mary John Tomlinson, as of record in Deed Book 1853, Page 221, Register's Office for Davidson County, Tennessee; thence, leaving said road margin and running with the line of Tomlinson S 50 deg. 47' 45" W 194.36' to a fence post, said point being the southwest corner of tract 1; thence, N 61 deg. 23' 25" W 521.73' a fence post in the northerly line of Tomlinson; thence N 50 deg. 22' 43" W 328.76' to a nail in the base of a 24" tree, said point being the northwest corner of tract 1 and the southwest corner of tract 2; thence leaving said point and running with a common line between tract 1 and tract 2, N 87 deg. 45' 22" E 698.68' to the point of beginning, containing 5.01 acres, more or less, according to a survey by Survey Solutions, Steve Axley, TN R.L.S. # 1975, dated July 8, 1999.

Being the same property conveyed to Terry Randall Waller by deed from Ronald Waller and wife, Debora Waller of record in Instrument # 199912130302069 then further deeded to Ronald Waller and wife Debora Waller of record in Instrument No. 20020313-0031536, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6235 Old Hickory Blvd., Whites Creek, Tennessee 37189
(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 15th day of March, 2002

Ronald Waller

Debora Waller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Waller and wife, Debora Waller

the bargainor s, 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 Brentwood, Tennessee, this 15th day of March 2002.

Commission expires January 26, 2004

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

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

This conveyance is amde subject to taxes for 2002 and subsequent years, easements and restriction of record.