02

Realty 484

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Laura R. Dudley
Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Subscribed and sworn to before me, this 29th day of March, 2002.

Catherine R Vass
Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura L. Dudley	Educators Credit Union	133
477 Paragon Mills Road	1701 21st Ave. South	073
Nashville TN 37211	Nashville, TN 37212-0729	

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, Sallie Laux Sawyer, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Laura L. Dudley, 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:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stone on the west bank of the west fork of Mills creek, the original corner of the J. G. Rieves and E. D. Wheeler lands; thence along the line between Rieves and Wheeler, north 50-3/4 degrees west 10 poles; thence leaving said line, and along Rieves' south line, south 56-1/2 degrees west 30 poles, south 36-1/4 degrees west 33 poles, to the center line of Abbey Mill Road; thence along the center of said road, north 47-1/4 degrees east 12 poles; thence leaving said road, south 47 degrees east 1.12 poles to a point in the west fork of Mills Creek; thence with said creek, as follows: North 48-1/4 degrees east 16 poles, north 62 degrees east 10 poles, north 71-1/2 degrees east 13 poles, north 44 degrees east 14.3 poles to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, the property conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 7434, page 814, Register's Office for said County, containing 10,662 square feet, more or less.

Being part of the same property conveyed to Sallie Laux Sawyer by deed from Otto A. Laux and wife, Sarah F. Laux, dated November 24, 1974, recorded in Book 4963, Page 290, Register's Office for said County.

Harold B. Sawyer joins in this transaction to convey any interest, marital or otherwise, that he may have in subject property.

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 477 Paragon Mills Road, Nashville, TN 37211

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

Davidson County DEEDWARR
Recvd: 04/02/02 08:27 2pgs
Fees:13.00 Taxes:321.90
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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 29th day of March, 2002.

Sallie Laux Sawyer

Harold B. Sawyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sallie Laux Sawyer and Harold B. Sawyer, 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 29th day of March, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

