WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 2002

Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

G-7867-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attor, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rich C. Fowler (NAME)	PHH Mortgage Services (NAME)	5-3.03
8315 Greenbrier Road (ADDRESS)	3000 Leadenhall Road (ADDRESS)	14D 28580
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Lori Lee Gross, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rich C. Fowler and wife, Teresa M. Fowler

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 parcel of land in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the west right-of-way of Greenbrier Road (50 right-of-way), a corner of Lot No. 1 of the Anthony C. Hopper property; thence with said right-of-way, S 21 deg. 32 min. 45 sec. W 296.86 feet to a point; thence with a curve to the left, whose radius is 448.75 feet, a distance of 201.69 feet to an iron pin, a corner to Lot No. 3 of Tommy Zumstein property; thence with said Lot No. 3, S 82 deg. 42 min. 39 sec. W. 531.28 feet; passing through the centerline of an ingress and egress agreement at 239.0 feet to an iron pin in the line of H. J. Saxer and a corner to said Lot No. 3; thence, with said Saxer N 9 deg. 13 min. 06 sec. E 180.00 feet to a point; a corner to said Saxer and James P. Huffman; thence with said Huffman, N 60 deg. 11 min. 08 sec. E 198.33 feet to a point; thence with said Huffman N 30 deg. 13 min. 07 sec. E 363.17 feet to a point; thence, with said Huffman N 18 deg. 09 min. 15 sec. E 50.25 feet to an iron pin in the line of said Huffman and a corner to said Lot No. 1 of the Hopper property; thence, with said Lot No. 1, S 70 deg. 05 min. 40 sec. E 283.76 feet passing through the centerline of said ingress and egress easement at 164.76 feet, to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Lori Lee Gross, unmarried by deed from K. D. Fuqua and wife, Lisa K. Fuqua of record in Book 9822, Page 200, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8315 Greenbrier Road, Joelton, TN 37080
(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 my hand this 28th day of March 2002

Lori Lee Gross

Lori Lee Gross

Davidson County DEEDWARR
Recvd: 04/03/02 11:29 2pgs
Fees:13.00 Taxes:562.40

20020403-0040435

DCTN01WC

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 Lori Lee Gross, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of March 2002

Commission expires 10/25/03

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