22-1-057

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/02 14:47 2pgs
Fees:13.00 Taxes:606.80

20020403-0040665

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES: 8/22/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip F. Issler, Jr. (NAME)	SUNTRUST Mortgage (NAME)	MAP 142-16-0-D
2517 Devon Valley Drive (ADDRESS)	901 Semmes Avenue (ADDRESS)	PARCEL 011.00co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (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, Natalie P. McMullen and husband, Tim McMullen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip F. Issler, Jr.

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. 40 on the Plan of Devon Valley, P.U.D. Subdivision, Phase 1, of record in Plat Book 7900, Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Natalie R. Patton, unmarried, by Deed from James Walter Johnson and spouse, Julia B. Johnson, of record in Book 11226, Page 749, Register's Office for Davidson County, Tennessee. The said Natalie R. Patton having since married and is now known as Natalie P. McMullen.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7517, Page 283 and first amended in Book 7517, Page 367 and in Book 8120, Page 402 ; amended by Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182 and further amended in Book 10692, Page 750, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED

This is unimproved ( ) improved (X) property, known as 2517 Devon Valley Drive, Nashville, TN 37221
(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 22nd day of February, 2002

Natalie P. McMullen

Natalie P. McMullen
Tim McMullen By: Tim McMullen by Natalie P McMullen
Natalie P. McMullen, Attorney-in-fact

Attorney-in-fact

1 pg

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Carole Anne Coleman, a Notary Public in and for said County and State, the within named Natalie P. McMullen

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 Davidson County, _____, Tennessee, this 20th day of February, 2002.

Commission expires 9-24-05

Carole Anne Coleman
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, a _____, 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 _____, 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)

On this 22nd day of February 2002, 2001, before me personally appeared Natalie P. McMullen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tim McMullen and acknowledged that she executed the same as the free act and deed of said Tim McMullen.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: _____

CONFIRMATION OF LEGAL DESCRIPTION

THIS instrument is being executed in behalf of Tim McMullen pursuant to a Power of Attorney executed by same on the 20th day of February, 2002, and being filed for record simultaneously herewith.

20020403-0040604