07

Realty Title 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/02 08:53 2pgs
Fees:13.00 Taxes:410.33
20020404-0040873

CAROL R RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Jonathan T Scillian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2002.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11 Bday

MY COMMISSION EXPIRES: NOVEMBER 30, 2004 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan T. Scillian	1st Trust Bank for Savings	172-8A-120
(NAME)	(NAME)	
213 Collinwood Corner	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(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, David G. Thomas, also known as David G. Thomas, Jr. and wife, Karla G. Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan T. Scillian, and wife, Lesley A. Scillian, 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:

Being Lot No. 120 on the Plan of Hunter's Branch, Section 2-A, of record in Book 6250, Page 819*, Register's Office for Davidson County, Tennessee.

*as amended in Book 6815, page 77,

Said Lot No. 120 fronts 66.99 feet on the easterly margin of Collinwood Court and extends Back 104.78 feet along the northerly line and 128.14 feet on the southerly line to a dead line in the rear measuring 55 feet thereon.

Being the same property conveyed to David G. Thomas, also known as David G. Thomas, Jr., and wife, Karla G. Thomas, by Warranty Deed from Paul J. Buscher and wife, Marsha A. Buscher, of record in Book 10751, Page 174, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 213 Collinwood Corner, Antioch, TN 37013
(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/our hand(s) this 28th day of March, 2002.

David G. Thomas, Jr. by Karla Thomas Atty-in-fact
David G. Thomas, Jr.

Karla G. Thomas
Karla G. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of March, 2002, before me personally appeared Karla G. Thomas, the person who executed the foregoing instrument on behalf of David G. Thomas, Jr., also known as David G. Thomas, and acknowledged that she executed the same as the free act and deed of the said David G. Thomas, Jr., through Power of Attorney granted Karla G. Thomas by the said David G. Thomas, Jr.

Commission expires: November 27, 2004

Deborah K. Devine
Deborah K. Devine Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karla G. Thomas, Individually, 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 Nashville, Tennessee this 28th day of March, 2002.

Commission expires: November 27, 2004

Deborah K. Devine
Deborah K. Devine Notary Public