WARRANTY DEED

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Davidson County DEEDWARR
Recvd: 04/16/02 13:13 2pgs
Fees:13.00 Taxes:259.00

20020416-0047048

G-7958-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2002

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saundra P. Oprea (NAME)	Columbia National, Incorporated (NAME)	MAP 69-16
1620 East Stewarts Lane (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 53
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Columbia, Maryland 21045-6050 (CITY) (STATE) (ZIP)	13DA 61810

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, Peggy Ann Pardue, unmarried and Ronald Stephen Pardue and wife, Nancy Sue Pardue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Saundra P. Oprea, an unmarried person

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. 1 on the plan of Pardue Subdivision of record in Plat Book 6900, Page 785, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charlie Russell Pardue and wife, Peggy Ann Pardue, 1/2 undivided interest and Ronald Stephen Pardue and wife, Nancy Sue Pardue, 1/2 undivided interest by deed from Jean M. Cundall, a widow of record in Book 7588, Page 956, Register's Office for Davidson County, Tennessee.

The said Charlie Russell Pardue having since died.

unimproved ( )
This is improved (X) property, known as 1620 East Stewarts Lane, Nashville, TN 37218
(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 12th day of April, 2002

Peggy Ann Pardue
Peggy Ann Pardue, unmarried

Nancy Sue Pardue
Nancy Sue Pardue

Ronald Stephen Pardue
Ronald Stephen Pardue

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 Peggy Ann Pardue, unmarried and Ronald Stephen Pardue and wife, Nancy Sue Pardue

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 12th day of April 2002

Commission expires 10/25/03

Notary Public

NOTARY PUBLIC
AT LARGE
Notarial Seal
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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