RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 40718

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/02 13:58 2pgs
Fees:13.00 Taxes:309.84

20020422-0049512

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 83,740.00**

Albert Briscoe
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-18-03

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Albert Briscoe, III	Option One Mortgage	**72-4-275**
1903 McGavock Pike	6600 Peachtree Dunwoody Road	
Nashville, Tennessee 37216	Building 600, Ste. 450	
	Atlanta, GA 30328	

FOR AND IN 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 **I, PAUL H. FULBRIGHT, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT BRISCOE, III**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW TO-WIT:

Land in Davidson County, Tennessee, being the northeasterly triangular part of Lot No. 1 and the Southwesterly triangular part of Lot No. 2, of Block "D" on the plan of "Country Club Estates", of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by a. J. Wilkinson, Surveyor, August 16, 1956, as follows:

Beginning at an iron pin in the westerly margin of McGavock Pike or Avenue, 100.1 feet north of a margin of Janie Avenue; thence, with a margin of McGavock Pike, northerly 80 feet to an iron pin which is 33-1/2 feet south of the corner of Lots 2 and 3 on said plan; thence, westerly 151.8 feet to the east line of Lot 34 and the corner of Lots 1 and 2; thence, with the line between lots 1 and 34, southwesterly 51 feet to an iron pin; thence, easterly 155.2 feet to the point of beginning.

Being the same property conveyed to Paul H. Fulbright by Quitclaim Deed from Wayne Hawkins, of record in Book 9792, page 130, Register's Office for Davidson County, Tennessee and being the same property conveyed to Wayne Hawkins by deed from I T T Financial Services, of record in Book 8494, Page 632, said Register's Office.

Unimproved ( )
This is improved (X) property, known as **1903 McGavock Pike, Nashville, Tennessee 37216**
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.

Paul H Fulbright

PAUL H. FULBRIGHT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named **PAUL H. FULBRIGHT, UNMARRIED,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12 day of April, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/25/06

