Davidson County DEEDWARR
Recvd: 04/26/02 09:06 3pgs
Fees:18.00 Taxes:1091.50

20020426-0051426

FOR RECORDING PURPOSES

File No. 51137 File Box

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $295,000.00

Laura C. Harvey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: March 20, 2002

NOTARY PUBLIC

COMMISSION EXPIRES: 4/20/2003

ERIC J. GRUMMAN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:

NAME: Thomas P. Lievois, Esq.
7740 Foster Road
Clarkston, Michigan 48346

RETURN TO AFTER RECORDING:
Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville, TN 37219

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Laura C. Harvey Jennifer Y. McFalls 408 Queensbury Court Brentwood, TN 37027	New Owner(s)	172-9-A/16

WARRANTY DEED

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/WE,

David W. Vargo and Peggy Vargo, Trustees of the Vargo Joint Revocable Living Trust Agreement U/A/D January 14. 1999

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO. Laura C. Harvey, a single woman and Jennifer Y. McFalls a single woman, as Joint Tenants

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS: 408 Quinsbury Court Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 10/9/01

Angela K Blevins

Kelly Bauman

David W. Vargo, Trustee

Peggy Vargo, Trustee

(Individual Notary Acknowledgement)

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David + Peggy Vargo with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 133 Franklin Rd on this 9th day of October, 2001.

Grimes Baird

Notary Public

SEAL

GRIMES BAIRD
Notary Public, State of Tennessee
Davidson County
My Commission Expires August 4, 2003

My Commission Expires: 8-4-03

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 16 on the Final Plat of Banbury Crossing, Third Revision of Section One, a Planned Unit Development, as of record in Book 9700, pages 536 and 537, and Boundary Plat of record in Book 9700, page 549, Register's Office for said County, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to David W. Vargo and wife, Peggy Vargo, by Deed of record in Book 10823, page 108, said Register's Office. Further conveyed by Quitclaim Deed to David W. Vargo and Peggy Vargo, Trustees of the Vargo Joint Revocable Living Trust Agreement U/A.D. January 14, 1999, in Book 11566, page 96, Register's Office for Davidson County, Tennessee.

BEING the same premises which **The Jones Company Custom Homes of Tennessee** by, Deed dated **2/25/98** and recorded **3/04/98** in **Davidson** County, Tennessee in Deed Book Volume **10823**, Page **108** &c., granted and conveyed unto , in fee.