Bk 36

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 05/01/02 16:07 2pgs
Fees:13.00 Taxes:2645.50
20020501-0053754

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 715,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April, 2002
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter R. Todd (NAME)	~~SunTrust Mtge, Inc.~~ (NAME)	MAP 116-16
4005 Wallace Lane (ADDRESS)	P.O. Box 57028 (ADDRESS)	PARCEL 133
Nashville, TN 37215 (CITY) (STATE) (ZIP)	~~Irvine, CA 92619-7028~~ (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, HR Properties of Tennessee, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carter R. Todd and Laurie Todd
Tenants by the Entirety
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. 59, on the unrecorded Map of Part One of Wallace Subdivision and described as follows:

Beginning as a point in the westerly margin Vail Avenue, now Wallace Lane, at a common corner of Lots Nos. 60 and 59; thence with the line between said lots, westerly 183.8 feet to the corner of Lots Nos. 26 and 27; thence with the line between lots 59 and 27, southerly 125.1 feet to the corner of Lots 28 and 58; thence with the line between Lots Nos. 58 and 59; easterly 192.3 feet to the westerly margin of Vail Avenue, now Wallace Lane; thence with the margin of the same, northerly 125.3 feet to the beginning.

Being the same property conveyed to HR Properties, LLC, a Tennessee limited liability company, by deed from Lorraine Jones, unmarried, as of record in Instrument No. 20010717-0075612, Registers office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4005 Wallace Lane, Nashville, TN 37215
(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 30th day of April, 2002

HR Properties of Tennessee, LLC
By:
Galen Scott Haley, Chief Manager/Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Galen Scott Haley and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager/Member and _____ respectively of the HR Properties of Tennessee, LLC the within named bargainor, and corporation, and that he as such Chief Manager/Member 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 Galen Scott Haley as such Chief Manager/Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of April, 2002.

My commission expires July 4, 2004

L. MOORE NOTARY PUBLIC AT LARGE

Notary Public