Davidson County DEEDWARR
Recvd: 05/20/02 11:13 3pgs
Fees:18.00 Taxes:795.50
20020520-0061291

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of May, 2002.

Notary Public

My Commission Expires: 7-20-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gina Anderson and Michael K. Dengel
6636 Clearbrook Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
ABN AMRO MORTGAGE GROUP
P.O. BOX 5064
TROY, MICHIGAN 48084

MAP-PARCEL NUMBERS:
129-060-039.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Rose,unmarried and Gary Carl Tamkin, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Gina Anderson and Michael K. Dengel**, husband and wife, hereinafter referred to as 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. 113 on the plan of West Meade Park, Inc., Section One, of record in Book 2900, pages 103 and 104, Register's Office for said County.

Said Lot No. 113 fronts 170.0 feet on the southwesterly margin of Clearbrook Drive and extends back 263.6 feet on the northwesterly line and 219.0 feet on the southeasterly line to a dead line in the rear, measuring 177.0 feet thereon.

Being the same property conveyed to Gary Carl Tamkin and wife, Linda Rose by Warranty Deed from Lary S. Schneiderman and wife, Milena Schneiderman of record in Book 8182, Page 100, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3102, Page 381, and Book 6568, Page 706, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6636 Clearbrook Drive, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of May, 2002.

Linda Rose by Gary C Tamkin ATTY IN FACT

Linda Rose

Gary Carl Tamkin

Gary Carl Tamkin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Carl Tamkin, with whom I am personally acquainted and who proved himself to be the attorney in fact of Linda Rose and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2002.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Carl Tamkin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed to forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2002.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.