Davidson County DEEDWARR
Recvd: 05/22/02 08:52 3pgs
Fees:18.00 Taxes:240.50

20020522-0062190

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP/PARCEL NOS:
160-6/29 and 160-6/47

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$65,000.00**.

Affiant

Subscribed and sworn to before me this the 14th day of May, 2002.

Notary Public

My Commission Expires:

R. GARRY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Larry and Mary Garris &

J. Douglas and Jackie Cullum
(Name)

STREET ADDRESS:
5349 Forest Acres Drive
Nashville, TN 37220

SEND TAX BILLS TO:

SAME

(Name)

STREET ADDRESS:

SAME

W A R R A N T Y D E E D

For and in consideration of the sum of **Sixty-Five Thousand and 00/100 ($65,000.00) Dollars**, cash in hand paid by the hereinafter named Grantees (the "Grantee,") and other good and valuable considerations, the receipt of which is hereby acknowledged, **John F. Fertig, Trustee under Agreement dated August 7, 1997 and Jacquelyn S. Fertig, Trustee under Agreement dated August 7, 1997**, as tenants in common, each owing a one-half undivided interest with no right of survivorship (hereinafter collectively referred to as "Grantors,") have bargained and sold, and by these presents do transfer and convey unto **Larry Garris and wife, Mary Garris and James D. Cullum and wife, Jackie Cullum** (hereinafter collectively referred to as ``Grantees,'') their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows:

LAND in Davidson County, Tennessee, being Lot No. 232, on the Plan of Section One, Oak Hill Estates, as shown on plat of record in Plat Book 3700, page 118-120, in the Register's Office of Davidson County, Tennessee, to

which plat reference is hereby made for a more particular description.

Being the same property conveyed to John F. Fertig, Trustee under Agreement dated August 7, 1997 and Jacquelyn S. Fertig Trustee under Agreement dated August 7, 1997 by Deed of Record in Book 10562, page 166, Register's Office for Davidson County, Tennessee.

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantors warrant to Grantees, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and shall be assumed by Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, and/or assigns forever; and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs, and/or assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 14th day of May, 2002.

Grantors:

John F. Fertig, TRUSTEE
John F. Fertig, Trustee under
Agreement dated August 7, 1997

Jacquelyn S. Fertig Trustee
Jacquelyn S. Fertig, Trustee
Agreement dated August 7, 1997

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 **JOHN F. FERTIG**, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge(s) that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of May, 2002.

GARY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: 3/24/05

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 **JACQUELYN S. FERTIG**, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge(s) that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of May, 2002.

Notary Public

My Commission Expires: 3/20/05

NOTARY PUBLIC AT LARGE R. GARRY CHAFFIN DAVIDSON COUNTY, TENN.

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