Davidson County DEEDWARR
Recvd: 05/22/02 14:59 2pgs
Fees:13.00 Taxes:662.30

20020522-0062579

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40833**

WARRANTY DEED

Return To:
Middle Tennessee Electric
120 Anderson Road
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 179,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **16th DAY OF MAY, 2002.**

Notary Public

MY COMMISSION EXPIRES: 10/26/04

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
RICHARD D. VICK and wife,
NANCY G. VICK
2423 Mansker Drive
Madison, TN 37115

SEND TAX BILLS TO:
Molten, Allen & Williams Mtg.
10472 Armstrong St.
Fairfax, VA 22030

MAP-PARCEL #
27-13-3

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, VARALAXMI ANNAM, A WIDOW**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD D. VICK and wife, NANCY G. VICK**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

BEING Lot No. 32 on the Plan of Mansker Meadows, Section II, a plan of which is of record in Book 2663, pages 15 and 16, Register's Office for said County.

SAID Lot No. 32, as shown on the said plan, fronts 120.36 feet on the easterly side of Mansker Drive and extends back 675 feet, more or less, on the north line and 728 feet, more or less, on the south line, to the centerline of Mansker Creek, on which it measures 200 feet, more or less.

BEING the same property conveyed to J. B. Annam and wife, Varalaxmi Annam by deed from S. G. Chikkannaigh and wife, Nalini Chikkannaigh of record in Book 5121, page 489, Register's Office for Davidson County, Tennessee. The said J. B. Annam having since died.

Unimproved ( )
This is improved (**X**) property, known as **2423 Mansker Drive, Madison, Tennessee 37115**

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 16th DAY OF MAY, 2002.

Varalaxmi Annam
VARALAXMI ANNAM

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 VARALAXMI ANNAM, A WIDOW, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

KAREN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.