Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 05/28/02 15:29 2pgs
Fees:13.00 Taxes:288.60
20020528-0064489

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Thomas G. Saffell	Chase Manhattan Mortgage	73-09-250
510 Wesley Avenue	5409 Maryland Way, Suite 202	
Nashville TN 37207	Brentwood, TN 37207	

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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, WE

Susan Nemec Plaisance, Executrix of the Estate of Dewey G. Nemec, deceased and Susan Nemec Plaisance, and Kathleen Nemec Hendricks, as Co-Trustees of the Dewey G. Nemec, Trust

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas G. Saffell, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 24, on the Plan of Cooper Lane Estates, of record in Plat Book 5200, Page 567, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dewey G. Nemec and William H. Towe, d/b/a Bill Towe construction co by Deed of record in Book 6145, Page 58 and thence conveyed to Dewey G. Nemec by Quitclaim Deed of record in Book 6302, Page 381, Register's Office for Davidson County, Tennessee.

Dewey G. Nemec having since died, unmarried, on May 15, 2001, in Davidson County, Tennessee.
Pursuant to the Last Will and Testament of Dewey G. Nemec, Probate File No. 01P970, Seventh Circuit Court of Davidson County, Tennessee, all the rest and residue of his estate was conveyed in Trust and Susan Nemec Plaisance and Kathleen Nemec Hendricks were appointed as Co-Trustees of said Trust.

This conveyance is subject to all restrictions and easements of record.
This is improved property known as 2328 Cooper Terrace Nashville TN 37216.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 21ST DAY OF MAY, 2002.

Susan Nemec Plaisance, Executrix
Susan Nemec Plaisance, Executrix

Susan Nemec Plaisance, Co-Trustee
Susan Nemec Plaisance, Co-Trustee

Kathleen Nemec Hendricks, co-trustee
Kathleen Nemec Hendricks, Co-Trustee

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, SUSAN NEMEC PLAISANCE, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF DEWEY G. NEMEC, DECEASED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE EXECUTRIX OF ESTATE OF DEWEY G. NEMEC, DECEASED AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 21ST DAY OF MAY, 2002.

Notary Public K. J. Shelton

SHELT NOTARY PUBLIC AT LARGE TE

Commiss 24 2

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, SUSAN NEMEC PLAISANCE AND KATHLEEN NEMEC HENDRICKS IN THEIR CAPACITY AS CO-TRUSTEES OF THE DEWEY G. NEMEC TRUST, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT THEY ARE THE CO-TRUSTEE'S OF THE TRUST AND ARE AND ARE AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 21ST DAY OF MAY, 2002.

Notary Public K. J. Shelton

SHELT NOTARY PUBLIC AT LARGE TE

Commiss 24 2

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2002.

Notary Public K. J. Shelton

SHELT NOTARY PUBLIC AT LARGE TE

Commiss 24 2

MY COMMISSION EXPIRES: 08/24/03