Davidson County DEEDWARR
Recvd: 05/31/02 15:27 3pgs
Fees:18.00 Taxes:444.00
20020531-0066295

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26b
Fred W. Mahler and wife, Margaret Z. Mahler	New Owner	Map 146-16-0 Parcel 161
7312 Shayla Court		
Fairview, TN 37062		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. Information furnished by the parties hereto, no title examination has been prepared.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **George Fred Mahler, a widower** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Fred W. Mahler and wife, Margaret Z. Mahler** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 910 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 910 begins at a point in the southerly margin of Rochelle Drive, the common corner of Lots Nos. 910 and 908; thence along the line between said lots, southwardly 154 feet to a monument, the common corner of Lots Nos. 910, 908 and 918; thence along the lines between 910 and 918, eastwardly 136.4 feet to the westerly margin of Trousdale Drive ; thence northwardly along the margin of Trousdale Drive 124 feet to a monument, the beginning of a curve; thence around said curve in a northwesterly direction 36.7 feet to a monument in the southerly margin of Rochelle Drive; thence along the southerly margin of Rochelle Drive, westwardly 98.8 feet to the point of beginning.

Being the same property conveyed to George Fred Mahler and wife, Leona W. Mahler by Warranty Deed from Ira T. Adams and wife, Martha S. Adams of record in Book 2596, page 453, said Register's Office for Davidson County, Tennessee. Leona W. Mahler, wife of George

Fred Mahler, has since died and title has vested in George Fred Mahler as the sole surviving tenant by the entirety.

This is improved property commonly known as 5201 Trousdale Drive, Nashville, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Restrictive Covenants contained in Book 2488, page 489, said Register's Office for Davidson County, Tennessee.
3. Plan of record in Book 2331, page 92, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF ~~DAVIDSON~~ Hickman]

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 25 day of May, 2002.

Notary Public

My Commission Expires: 2-28-06

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of May, 2002.

George Fred Mahler

STATE OF Florida
COUNTY OF Gulf)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Fred Mahler**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of **May,** 2002.

Debbie Barnes
Notary Public

My Commission Expires:_____

Debbie Barnes
MY COMMISSION # CC993199 EXPIRES
January 31, 2005
BONDED THRU TROY FAIN INSURANCE, INC.