WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/02 11:06 2pgs
Fees:13.00 Taxes:475.45

20020604-0067359

02B-6792

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

James M. Adcox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES: 02-08-05

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Adcox	GEORGIA BANK AND TRUST	MAP 135-14B
(NAME)	(NAME)	
	1321 MURFREESBORO ROAD #701	PARCEL 9CO
(ADDRESS)	(ADDRESS)	
	NASHVILLE TN 37217	2DX06928
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Sean D. Hart and wife, Jennifer Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Adcox and Sandra A. Adcox

HEREINAFTER CALLED THE 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. 9 on the Plan of Phase One Ransom Place, of record in Plat Book 6900, Pages 922, 923 and 924, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all the same property conveyed to Sean D. Hart and wife, Sharon R. Hart by deed of record in Book 8737, page 435, Register's Office for Davidson County, Tennessee. Sharon R. Hart having conveyed her interest to Sean D. Hart by Quitclaim Deed of record in Book 10897, page 964, Register's Office for Davidson County, Tennessee.

Jennifer Hart, wife of Sean D. Hart, joins in this conveyance for the express purpose of waiving any and all marital interest in said property.

This conveyance is subject to taxes for the year 2002 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1500 Mock Orange Circle, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand s this 24th day of May, 2002

Sean D. Hart

Jennifer Hart

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 Sean D. Hart and Jennifer Hart

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of May, 2002.

Commission expires January 26, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

RUTH M FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.