| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 19044** | STATE OF TENNESSEE:<br>COUNTY OF DAVDISON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $198,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of MAY, 2002.<br><br>Notary Public<br><br>My Commission Expires: 3/25/06 |

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Mr. and Mrs. Christopher M. Jeub<br>5220 Timber Gap Drive<br>Nashville, TN 37221 | WELLS FARGO<br>4456 Corporation Lane, St 100<br>Virginia Beach, VA 23462 | MAP 15-16-A<br>PAR 57<br>FB 09D 82804 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOEL BRYAN AND WIFE, MARY BRYAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER M. JEUB AND WIFE, MARVA L. JEUB ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5220 Timber Gap Drive, Nashville, Tennessee 37221.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of MAY, 2002.

Joel Bryan by: Mary Bryan, Attorney-in-Fact Mary Bryan

JOEL BRYAN, BY: MARY BRYAN,
ATTORNEY-IN-FACT PURSUANT TO A
POWER OF ATTORNEY BEING PLACED
OF RECORD IMMEDIATELY PRIOR HERETO

MARY BRYAN

Davidson County DEEDWARR
Recvd: 06/10/02 13:52 3pgs
Fees:18.00 Taxes:732.60
20020610-0070324

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY BRYAN, 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, at office, this 30th day of MAY, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires
NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BRYAN, 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 Attorney-in-Fact for said JOEL BRYAN and is authorized by the said JOEL BRYAN to execute this instrument on HIS behalf.

Witness my hand, at Office, this 30th day of MAY, 2002.

My commission expires:

_____

Notary Public

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV 29 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Traceside Section Two, as of record in Plat Book 7900, pages 980 and 981, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joel Bryan and wife, Mary Bryan, by deed from Michael G. Lipscomb and wife, Brittany H. Lipscomb appearing as Instrument No. 20000301-0020238, said Register's Office.

This conveyance is made subject to (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Declarations of record in Book 9435, page 493, Book 9677, page 675; (3) By-Laws of record in Book 9668, page 899; (4) Dedication of record appearing as Instrument No. 200003290031454; (5) Charter of record in Book 9668, page 894; (6) Easements of record in Book 3533, page 299, Book 5607, page 882, Book 4243, page 685, Book 9306, page 279, Register's Office for Davidson County, Tennessee; and Deed Book 156, page 89, Book 256, page 290, Book 225, page 845, Book 912, page 481, Book 751, page 401, Register's Office for Williamson County, Tennessee; (7) Letter of record appearing as Instrument No. 20001114-0011267; and (8) All matter's appearings on the plan of record in Plat Book 421, page 135, Plat Book 7900, page 705, and Plat Book 7900, pages 980 and 981, said Register's Office.