Davidson County DEEDWARR
Recvd: 06/13/02 12:39 2pgs
Fees:13.00 Taxes:436.03
20020613-0072137

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40863 File Box "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 117,845.14.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **10th DAY OF MAY, 2002.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

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

ADDRESS OF NEW OWNER AS FOLLOWS :
JAMES H. DRASS, JR., and wife, JERRELYNN J. DRASS
820 Bayswater Place
Antioch, Tennessee 37013

SEND TAX BILLS TO:
SUNSHINE MORTGAGE
c/o Dovenmuehle Mortgage, Inc.
1501 Woodfield Road
Schaumburg, IL 60173

MAP-PARCEL #
149-2-A-75

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, ADAM T. JENNINGS and wife, KARLA D. JENNINGS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES H. DRASS, JR., and wife, JERRELYN J. DRASS**

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

LAND in Davidson County, Tennessee, being Lot No. 105 on the Plan of Piccadilly Square – Phase I as of record in Book 5200, Pages 720-722, Register's Office for Davidson County, Tennessee as amended as to this lot in Book 6758, Page 806, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam T. Jennings and wife, Karla D. Jennings by deed from Kyong Suk Choi, Unmarried, of record in Book 10515, Page 218, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to a Deed of Trust of record in Book 6855, Page 703. Grantee by taking title to the property assumes payment of Promissory Note to Sunshine Mortgage Corporation with a principal balance of $55,895.14 which is secured by the above mentioned Deed of Trust. Grantee agrees to abide by all covenants of said Note and Deed of Trust and agrees to indemnify Grantor from any liability associated with this Note and Deed of Trust.

This is improved property known as 820 Bayswater Place, Antioch, Tennessee 37013

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 our hands this 10th day of May, 2002.

ADAM T. JENNINGS

KARLA D. JENNINGS

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 ADAM T. JENNINGS and wife, KARLA D. JENNINGS, The bargainors, 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 Nashville, Tennessee, this the 10th of May, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.