WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Paula Pennell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

02B-6926

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
Paula Pennell (NAME)	Columbia National Incorporated (NAME)	150-7-296
3374 Oak Trees Court (ADDRESS)	7142 Columbia Gateway Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Columbia, MD 21046 (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, Peggy D. Allawat, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paula Pennell, An Unmarried Person

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. 40-A Zone Lot Division Lot No. 40 Lakeshore Woods, Section 3, as of record in Book 5200, Page 792, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Peggy D. Allawat, single by deed from Peggy D. Allawat Simpson, single of record in Book 10596, Page 805, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2002 and subsequent years, easements, and restrictions of record.

Jerry Armstrong executes this instrument as Attorney-In-Fact on behalf of Peggy D. Allawat, pursuant to the Power of Attorney being recorded by Instrument Number 20020621-0075224 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/21/02 15:18 2pgs
Fees:13.00 Taxes:288.23

20020621-0075225

unimproved ( )
This is improved (X) property, known as 3374 Oak Trees Court, Antioch, TN 37013
(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 hand this 19th day of June, 2002

Peggy D. Allawat
By: Peggy D. Allawat by attorney Armstrong
Jerry Armstrong, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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

STATE OF TENNESSEE
COUNTY OF Williamson

On this June 19, 2002, before me personally appeared Jerry Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Peggy D. Allawat as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of said Peggy D. Allawat, by virtue of a Power of Attorney of record in Instrument # 20020621-0075224 Register's Office for said County.

Witness my hand and official seal at office, this June 19, 2002.

Notary Public

My Commission expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE