Davidson County DEEDWARR
Recvd: 07/12/02 09:42 3pgs
Fees:18.00 Taxes:1431.90
20020712-0083930

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26b
Mark A. Berands and wife, Ann E. Berands	SunTrust Bank	Map 117-01-0
3613 Meadow Drive	P.O.Box 305110	Parcel 096.00
Nashville, TN 37215	Nashville, TN37230	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

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 **Bernard C. Strawn and wife, Janice B. Strawn,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mark A. Berands and wife, Ann E. Berands,** (The "Grantee"), his 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 the westerly 30 feet of Lot No.25 and the easterly 45 feet of Lot No.26 the Map of Meadowlawn, of record in Book 974, page 35, Register's Office for said County.

Said parts of said Lots Nos. 25 and 26 adjoin and front together 75 feet on the southerly side of Central Drive (now Meadow Lane) and runs back between lines, 200.15 feet, more or less, on the easterly line of part of Lot No. 25 and 204. 275 feet, more or less, on the westerly line of part o f Lot No. 26, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Bernard C. Strawn and wife, Janice B. Strawn by Warranty Deed from Iris Marie Griffin, of record in Book 8929, page 971, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3713 Meadow Drive, Nashville, Tennessee 37215.

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. Matters shown on the Plan of record in Book 974, page 35, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$277,000.00~~ $387,000.00

Jennifer McDowell
Affiant

Subscribed and sworn to before me this 10th day of July, 2002.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JAN. 31, 2004

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 Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 10th day of July, 2002.

Bernard C. Strawn

Janice B. Strawn

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 **Bernard C. Strawn and wife, Janice B. Strawn**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of **July,** 2002.

Barbara Lamy
Notary Public

My Commission Expires: 05/28/03

