# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/02 14:14 2pgs
Fees:13.00 Taxes:329.30
20020722-0087790

G-8369-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 2002

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 3-24-05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 103, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Piper L. Gardner (NAME) | Legends Mortgage, Inc. (NAME) | MAP 52-5 |
| 896 Idlewild Drive (ADDRESS) | 1143 Columbia Avenue, C-11 (ADDRESS) | PARCEL 199 AND |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Franklin, TN 37064 (CITY) (STATE) (ZIP) | PARCEL 259 |

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, Susan L. Abrams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Piper L. Gardner, married

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 lying in Davidson County, State pf Tennessee descreibed as follows, to wit:

Tract I: Land in Davidson County Tennessee, being Lot No. 3 on the Plan of Sanford Manor, of record in Plat Book 6900, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accirate description.

Tract II: Land in Davidson County, Tennessee, Being Lot No. 4 in the subdividison of Sanford Manor, not of record, made by Winston Gaffron, Jr., Surveyor, No. 1070, dated August 1, 1986, and more particularly described as follows:

Beginning at a point in the southerly margin of Idlewild Drive, South 53 degrees 30' 30" East 178.74 feet to a point; thence North 17 degrees 30' 38" East 264.71 feet to a point in the southerly margin of Idlewild Drive: thence with the said margin of Idlewild Drive with a curve to the right having a radius of 296.98 feet and a chord of 7 degrees 59' 27" 41.42 feet to a point; thence continuing with the southerly margin of Idlewild Drive South 57 degrees 25' 13" West 225.61 feet to the point of beginning.

Being the same property conveyed to Susan L. Abrams, unmarried, by Warranty Deed from Robert E. Sanford, unmarried, of record in Book 11524, page 145, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 896 Idlewild Drive, Madison, TN 37115
(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 15th day of July 2002

Susan L Abrams

Susan L. Abrams



DCTN01WC




STATE OF N Carolina
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan L. Abrams, unmarried

the bargainor _____, 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 and official seal at _____ this 15th day of July, 2002.

Commission expires 7-26-07

L.E. Graham
Notary Public

STATE OF N Carolina
COUNTY OF Guilford

Before me, L.E. Graham a Notary Public within and for the State and County aforesaid, personally appeared Susan L Abrams 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