WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/02 08:48 2pgs
Fees:13.00 Taxes:876.90

20020724-0088669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires JULY 24, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALERIE JEAN WREN	GMAC Mortgage Corporation	MAP 23 PARCEL 14
(NAME)	(NAME)	
2391 CROCKER SPRINGS	8360 Old York Rd.	
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	Elkins Park, PA 19117-1590	
(CITY) (STATE) (ZIP)	(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, SAMMY KERSHAW and KIM KERSHAW, UNMARRIED, as tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VALERIE JEAN WREN, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 1st Councilmanic District of Davidson County, Tennessee being the same property adjoining Lot 1 as shown on the Plan of Charles Cook Subdivision, recorded in Plat Book 5210, page 107, Register's Office for said County and more particularly described as follows:
BEGINNING in the center of Crocker Springs Road, approximately 4700 feet north of Lickton Pike; thence leaving said road S 74 deg. 00' W, 874.50 feet to an iron pin; thence S 86 deg. 15' 00" W, 330.0 feet; thence S 72 deg. 00' 00" W, 231.00 feet to an iron pin; thence S 65 deg. 00' 00" W, 523.87 feet to the east line of D. B. Luster, as recorded in Deed Book 1717, page 594, R.O.D.C.; thence along said east line N 26 deg. 00' 00"W, 314.59 feet; thence leaving said east line N 73 deg. 39' 24" E, 1305.7 feet to the northwest corner of said Lot 1; thence with Lot 1, S 17 deg. 06' 00" E, 247.72 feet to an iron pin; thence N 74 deg. 00' 00" E, 677.0 feet to the center of Crocker Springs Road; thence with said road, S 30 deg. 00' 00" E 51.5 feet to the point of beginning, containing 8.58 acres, according to an unrecorded survey by John Kohl & Company, P.C., Patrick S. Coode, Surveyor, Tennessee License No. 855, 400 Seventh Avenue South, Nashville, TN 37203, dated June 11, 2002.

Together with all those rights in and to that certain Joint Driveway Agreement of record in Book 5531, page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sammy Kershaw and wife, Kim Kershaw by deed of record in Book 8630, page 679, Register's Office for Davidson County, Tennessee; the said Sammy Kershaw and Kim Kershaw having since divorced the property vests in Sammy Kershaw and Kim Kershaw as tenants in common.

This is not the principal residence of the Grantor, Sammy Kershaw.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 2391 CROCKER SPRINGS, GOODLETTSVILLE, TN 37072
(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 our hands this 23rd day of July, 2002.

SAMMY KERSHAW

KIM KERSHAW

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, SAMMY KERSHAW and KIM KERSHAW, as tenants in common the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 7/23/2002.

Commission expires:

My Commission Expires JULY 24, 2004

Notary Public