RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2002

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teena Colebrook	SAME	82-7-460
4217 W. 142nd Street		
Hawthorne, CA 90250		

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, I/WE,

ABC Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teena Colebrook, unmarried

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 described as Lot No. 39 of Miller's Addition to Edgefield, now East Nashviflle, a plan of said subdivision being of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the easterly side of North 5th Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to ABC Realty, Inc. by Substitute Trustee's Deed from Jane Ann McCullough, Substitute Trustee, of record in Instrument #20010131-0009382, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 817 North 5th Street, Nashville, TN 37207

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/our hand(s) this 1st day of August, 2002

ABC Realty, Inc.

BY: _____
Chan McCullough, President

Davidson County DEEDWARR
Recvd: 08/06/02 14:47 2pgs
Fees:13.00 Taxes:203.50

20020806-0094645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chan McCullough with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the President of the ABC Realty, Inc. the within named bargainor, and corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of August, 2002.

Notary Public

My Commission Expires: 9/28/2002

