RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41103

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 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	The Community Bank	82-3-43
~~1117 Joseph Avenue~~ 4217 W. 142nd St.#A	231 South Royal Oaks Blvd.	
~~Nashville, TN 37207~~	Franklin, TN 37064	
~~Colebrook~~ 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,

Kimberly S. Caughron, unmarried NKA Kimberly S. Caughron Hulse, married

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:

BEING Lot No. 99, on the Plan of Sharp and Horns Subdivision, Second Addition, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kimberly S. Caughron, unmarried, by Quitclaim Deed from Howard L. Caughron and wife, Marguerite Caughron, of record in Book 10789, Page 284; and by Warranty Deed from Michael W. Hammonds and wife, Patricia A. Hammonds, of record in Book 10186, Page 757, Register's Office for Davidson County, Tennessee.
This has been used strictly as investment property by Grantor.

Unimproved ( )
This is improved (X) property known as 1117 Joseph Avenue, 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 14th day of August, 2002

Kimberly S. Caughron
NKA Kimberly S. Caughron Hulse

Davidson County DEEDWARR
Recvd: 08/21/02 14:49 2pgs
Fees:13.00 Taxes:159.10

20020821-0101376

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kimberly S. Caughron, the * bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

*** NKA Kimberly S. Caughron Hulse**

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2002

Janet S. Davis

Notary Public

My Commission Expires: 7-24-2004

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