Davidson County DEEDWARR
Recvd: 08/23/02 09:18 2pgs
Fees:13.00 Taxes:55.50
20020823-0102014

PAIGE B. MAYERCIK NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00.

Kimberlee Sue Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2002.

Paige B. Mayercik
Notary Public

MY COMMISSION EXPIRES: 05/23/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberlee Sue Harris	Kimberlee Sue Harris	Map: 043-12-0-016.00
(NAME)	(NAME)	
144 Vandiver Drive	118 Vandiver Drive	Parcel:
(ADDRESS)	(ADDRESS)	
Madison TN 37085	Madison, TN. 37085	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, PEGGY JOYCE BURGESS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto KIMBERLEE SUE HARRIS, 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, being part of Lot 1 of the Eller-Vandiver Subdivision Block A, of an unrecorded plan of a recorded plan in Book 1130, page 37, R.O.D.C., Tennessee, known as the Anderson Estates.

Said Lot is a Triangular lot measuring 155 feet on the river front to a point; thence approximately 228 feet on DuPont Avenue; thence eastwardly approximately 200 feet to the beginning.

Being the same property conveyed to Peggy Joyce Burgess by Installment Deed of record in Book 6038, page 256, Register's Office for Davidson County, Tennessee.

~~This conveyance is subject to the following:~~
~~Area or content of the subject property is neither guaranteed nor insured.~~

Unimproved (x)
This is improved ( ) property, known as 144 Vandiver Drive, Madison, TN 37085
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 14th day of August, 2002.

Peggy Joyce Burgess
Peggy Joyce Burgess

STATE OF Tennessee

COUNTY OF Rutherford

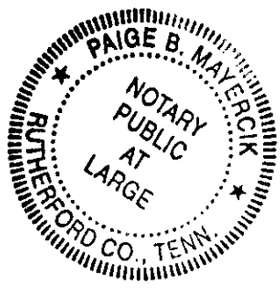
Before me, the undersigned Notary Public, personally appeared Peggy Joyce Burgess who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of August, 2002.

Paige B Mayerick

Notary Public

My Commission Expires: 5-23-2006



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167