WARRANTY DEED

50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
331 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 5/7/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN VON MANN	Wells Fargo	MAP 155-8-C
(NAME)	(NAME)	
6557 Chessington Drive	405 SW 5th St.	PARCEL 225.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Des Moines IA 55309	F.B.#: 9D-80471
(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, ILENE D. KARP, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN VON MANN AND WIFE, ANGELA VON MANN

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 Lot No. 225 on the Plan of Poplar Creek Estates, a Planned Unit Development, Phase 2, of record in Book 6900, Pages 339 thru 347, as amended in Book 7900, Pages 888 and 889, and further amended in Instrument No. 20010911-0098418 (changing Lot 175 to Common Area), Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ilene D. Karp, unmarried, by Deed from John Joseph Chisum and wife, Donna South Chisum, of record in Book 11717, Page 468, Register's Office for Davidson County, Tennessee. Ilene D. Karp having since married.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Poplar Creek Estates Homeowners' Association, of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33, and in Book 9472, Page 824, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Seth J. Kornblum, spouse of the above named Ilene D. Karp, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

Davidson County DEEDWARR
Recvd: 08/23/02 11:19 2pgs
Fees:13.00 Taxes:721.50
20020823-0102185

unimproved ( )
This is improved (X) property, known as 6557 Chessington Drive, Nashville, TN 37221
(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 2nd day of August, 2002

Ilene D. Karp
ILENE D. KARP
By James W. Wilson, Jr., Attorney-in-fact

Seth J. Kornblum
Seth J. Kornblum
By James W. Wilson, Jr.
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of August, 2002, before me personally appeared JAMES W. WILSON, JR.,, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ILENE D. KARP AND HUSBAND, SETH J. KORNBLUM, and acknowledged that he executed the same as the free act and deed of the said ILENE D. KARP AND HUSBAND SETH J. KORNBLUM.

My Commission Expires: 5/28/03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.