This space for Register's Office:

Returned:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/29/02 10:10 2pgs
Fees:13.00 Taxes:362.05
20020829-0104630

ADDRESS NEW OWNER:
Andrea Garvin
99 Antioch Pike
~~Antioch, TN 37013~~ Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel 133-4-11

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, I, Thomas E. Green, hereinafter called the **Grantors**, do hereby convey unto Andrea Garvin UNMARRIED hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as follows:

Land in Davidson County Tennessee, being Lot No. 3 on the Plan of Rich Subdivision as of record in Book 2083, page 96 Register's Office for said County.

Said Lot No. 3 fronts 103.6 feet on the southerly side of Old Antioch Pike and runs back 176.1 feet on the easterly line and 130 feet on the westerly line to dead line measuring 102 feet thereon.

Being the same property conveyed to Thomas E. Green on March 5, 1980 from Dalton L. Chaffin and wife, Patty S. Chaffin of record in Book 5576, page 765 said Register's Office.

This instrument is executed on behalf of Thomas E. Green by Herbert E. Green by Power of Attorney recorded simultaneously ~~in book ____, page ____~~ as Instrument # 20020829 0104629

This is improved property known as 99 Antioch Pike, Nashville, TN. 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 26th day of August, 2002.

Thomas E. Green by Herbert E. Green

Attorney –In - Fact

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of January, 2002.

_____
Notary Public in and for the
State of Tennessee
My Commission Expires: _____

State of Tennessee
County of Williamson

On this 26th day of August,2002, before me personally appeared Herbert E. Green who executed the foregoing instrument on behalf of Thomas Green, and acknowledged that he/she executed the same as the free act and deed of Thomas Green through Power of Attorney granted him/she through Power of Attorney recorded ~~in Book~~ instrument # 200208290104629 ~~page~~.

_____
Notary Public in and for the
State of Tennessee
Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $97,850.00

Andrea Hansen
Affiant

Sworn and subscribed before me on August 26, 2002.

_____
Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.