WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER is 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF September 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-8560-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorn, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Marie Steidl (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 16
1984 Union Hill Road (ADDRESS)	210 Automation Way (ADDRESS)	PARCEL 34
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (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, Annette McEachern a/k/a Annette Berman a/k/a Annette Rich Berman a/k/a Annette Rich Arboe, and husband, David Arboe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle Marie Steidl, 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 the 10th Civil District of Davidson County, Tennessee and more particularly described according to a survey by Tommy E. Walker, Surveyor, dated May 8, 1992, as follows, to-wit:

Beginning at a point in the northerly margin of Union Hill Road, said point being the most southwesterly corner of the herein described tract; thence now leaving said northerly margin N 04 deg. 37' 03" East, 146.05 feet to a point; thence N 77 deg. 47' 28" East, 153.24 feet to a point; thence N 64 deg. 00' 00" East, 59.00 feet to a point; thence N 69 deg. 15' 00" East, 107.00 feet to a point; thence N 72 deg. 20' 00" East, 100.00 feet to a point; thence N 74 deg. 30' 00" East, 207.00 feet to a point; thence N 78 deg. 15' 00" East, 14.32 feet to a point; thence S 21 deg. 11' 59" East, 79.40 feet to a point in said northerly margin of Union Hill Road; thence, with the same, S 68 deg. 32' 36" West 700.71 feet to the point of beginning, containing 1.6356 acres, more or less.

The above described tract is subject to a 20' ingress, egress and private utility easement running northerly across the westerly end of said tract.

Being part of the same property conveyed to Terry McEachern, and wife, Annette McEachern, by deed from Ronald E. Avis, unmarried of record in Book 7587, Page 144, Register's Office for Davidson County, Tennessee. The said Terry McEachern and Annette McEachern having since divorced and Terry McEachern having conveyed his interest to Annette Berman (formerly Annette McEachern) by Quitclaim Deed, of record in Book 11020, Page 719, Register's Office for Davidson County, Tennessee. Annette McEachern having remarried, and was known as Annette Berman, and subsequently thereafter divorced. Nathaniel P. Berman

CONTINUED

unimproved ( )
This is improved (X) property, known as 1984 Union Hill Road, Goodlettsville, TN 37072
(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 17th day of September 2002

Annette Rich Arboe

David Arboe

Davidson County DEEDWARR
Recvd: 09/20/02 13:57 3pgs
Fees:18.00 Taxes:466.20

20020920-0115007

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

having conveyed his interest to Annette Rich Berman, by Quitclaim Deed of record in Book 11300, Page 765, Register's Office for Davidson County, Tennessee.

David Arboe, spouse of Annette Rich Arboe, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property by virtue of the marriage.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette McEachern a/k/a Annette Berman a/k/a Annette Rich Berman a/k/a Annette Rich Arboe , and husband, David Arboe

the bargainor s , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of September 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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