WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/02 13:59 2pgs
Fees:13.00 Taxes:351.50

20020920-0115049

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: 07/30/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2002

Jennifer D Dunlap
Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Van Pietersom (NAME)	First Command Bank (NAME)	148-7-92
120 Rader Drive (ADDRESS)	4100 South Hulen Suite 150 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Ft. Worth, TX 76109 (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, Randall E. Carlson and wife, Juliet Carlson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Van Pietersom and wife, Naomi L. Van Pietersom

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, TN, BEING Lot No. 841 on the Plan of Section Eight, Cherokee Hills, of record in Plat Book 3700, page 154, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Randall E. Carlson and wife, Juliet Carlson, by deed from Kirkland L. Donegan and wife, Margaret B. Donegan, of record in Book 11373, page 652, Register's Office for Davidson County, TN; and further conveyed to Randall E. Carlson by Quitclaim Deed from Juliet Carlson, of record in Book 11432, page 148, said Register's Office; further conveyed to Randall E. Carlson and wife, Juliet Carlson by Quitclaim Deed from Randall E. Carlson, of record in Book 11744, page 476, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 4198, page 609, as amended in Book 4518, page 495; Plan of record in Plat Book 3700, page 154; all in the Register's Office for Davidson County, TN.

The execution of this instrument is effected by the signature of Catherine Nichol as Attorney-in-Fact for Randall Carlson and Juliet Carlson, which Power of Attorney is recorded in Instrument No 20020920-0115048 said Register's Office.

Randall Carlson is one and the same person as Randall E. Carlson.

unimproved ( )
This is improved (X) property, known as 120 Rader Drive, Antioch, TN 37013
(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 our hand s this 19th day of September, 2002

Randall E Carlson by Catherine Nichol atty in fact
Randall E. Carlson

Juliet Carlson by Catherine Nichol atty in fact
Juliet Carlson

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 WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Catherine Nichol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Randall Carlson (also known as Randall E. Carlson) and Juliet Carlson, the within named bargainors, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Randall E. Carlson and Juliet Carlson, the bargainors, by the said Catherine Nichol, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the19 th day of September, 2002.

Jennifer R. Dunlap
Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES 07/30/2005