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WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00

Veronica L Gunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 2002

Mark W. Kilpatrick
Notary Public

MY COMMISSION EXPIRES: 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica L. Gunn (NAME)	GMAC Mortgage Corporation (NAME)	128-9-40
7736 Indian Springs Drive (ADDRESS)	6 Cadillac Drive Suite 150 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Brentwood, Tn 37027 (CITY) (STATE) (ZIP)	9D 07293

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, Sherian M. Anderson and Kathy G. Fuller, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Veronica L. Gunn and husband, Peter Y. Gunn

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:

Beginning at a point in the southerly margin of Indian Springs Drive, said point being the northeasterly corner of the property herein described and the northwesterly corner of Lot No 39; thence S 15 deg 05'00" West 105.00 feet to an iron pin; thence S 6 deg 53'00" East 139.00 feet to an iron pin, said pin being located at the southwesterly corner of Lot No 39; thence with the westerly line of Lot No 40 S 35 deg 13'24" West 163.98 feet to an iron pin, said pin being the southwesterly corner of Lot 40; thence in a westerly direction a distance of 14.00 feet to an old iron pin; thence N 6 deg 11'47" East 73.72 feet to an old corner stone; thence N 23 deg 20'6" West (erroneously referred to as being N 23 deg 20'6" East on said plat) 257.24 feet to a nail in an asphalt drive, said nail also being located in the southerly margin of Indian Springs Drive; thence with the southerly margin of Indian Springs Drive along a curve with a radius of 385.96 feet, a distance of 147.86 feet to an iron pin; thence continuing with the southerly margin of Indian Springs Drive, N 66 deg 21'56" East 76.00 feet to the point of beginning.

Being the same property conveyed to Sherian M. Anderson and Kathy G. Fuller by deed from Robert L Galloway Jr and wife, Karen E Campbell dated 12/4/01 of record as Instrument #20011211 0136721, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/26/02 08:53 2pgs
Fees:13.00 Taxes:732.60
20020926-0117229

unimproved ( )
This is improved (X) property, known as 7736 Indian Springs Drive, Nashville, Tennessee 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 our hand s this 20th day of September, 2002

Sherian M. Anderson

Sherian M. Anderson

Kathy G. Fuller

Kathy G. Fuller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherian M. Anderson and Kathy G. Fuller

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 Brentwood, Tennessee, this 20th day of September, 2002.

Commission expires 4-26-05

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