WARRANTY DEED

B-ESCU-02-6913

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Timothy Fallon	SAME	
6913 Stone Creek Rd. (ADDRESS)	(NAME) (ADDRESS)	141-15-B-76 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRUCE D. MACKIE AND WIFE, KATHLEEN F. MACKIE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY FALLON, hereinafter called the Grantees, their heirs and assigns, that 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. 276 on the Plan of The Re-Subdivision of Lots 276 and 277 of Rolling River Estates, Section III, as of record in Book 5190, page 322, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bruce D. Mackie and wife, Kathleen F. Mackey from Michael S. Johns and wife, Christina L. Johns by Warranty Deed dated February 14, 1994 and filed for record on February 22, 1994 in Book 9255, Page 598, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6913 Stone Creek Rd., 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 my/our hand(s) this 16th day of September, 2002.

Bruce D. Mackie

Kathleen F. Mackie

Davidson County DEEDWARR
Recvd: 09/27/02 15:10 2pgs
Fees: 13.00 Taxes: 554.63

20020927-0118196

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Bruce D. Mackie and wife, Kathleen F. Mackie personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of September, 2002.

Notary Public

My Commission Expires: 9/24/2005

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903