WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/02 09:00 2pgs
Fees:13.00 Taxes:203.50

20021008-0122229

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Diannia M Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2002.

Notary Public

MY COMMISSION EXPIRES: . /06/05

(AFFIX SEAL) NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diannia M. Fuller	Diannia M Fuller	Map 114/Parcel 159.00
(NAME)	(NAME)	
7315 Tidwell Road	7315 Tidwell Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville Tn 37209	
(CITY) (STATE) (ZIP)	(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, I, Connie L. Fuller, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diannia M. Fuller, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND located in the 8th formerly the 12th Civil District of Davidson County, Tennessee, same being a part of the land conveyed to Roy Mangrum and wife, Nora B. Mangrum, by deed dated may 1, 1948, from James C. Anderson et ux, of record in Book 1583, page 95, Register's Office for said County.
BEGINNING at a stake in the line of Lot No. 5 of the subdivision of the John D. Brown land, same being the northeast corner of the W. G. Tidwell's lot; thence with W. G. Tidwell's line 17 deg. 30' East 175 feet to a stake, W.G. Tidwell's southwest corner, in the line of Lot No. 7 of the Browne Subdivision, thence south 35 deg. 17' West with Lot No. 7, 520 feet to a stake, thence north 9 ½ deg. West 143 ¼ feet to a stake in the Gower School property line, thence north 82 deg. 6' East 477 feet to the beginning.

Included in the above description, but expressly excluded therefrom is that property conveyed to Ruben Cleo Tidwell of record in Book 2151, page 289, that property conveyed to Gladys Anderson of record in book 2689, page 582 and that property conveyed to W. Colley Tidwell and wife, Margaret Drain Tidwell of record in Book 3340, page 463, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connie L. Fuller, by deed of record in Book 11578, page 285, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract land.

This is improved property, known as 7315 Tidwell Road, Nashville, TN 37209
(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 2 day of October, 2002.

Connie L. Fuller
Connie L. Fuller

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Connie L. Fuller the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of October, 2002.

Commission expires: 1/25/05

Carlene Smith
Notary Public

CARLENE SMITH NOTARY PUBLIC AT LARGE COFFEE CO. TENN