WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/02 15:43 3pgs
Fees:18.00 Taxes:307.10
20021017-0127954

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 20 02

Notary Public

MY COMMISSION EXPIRES: 11/20/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremiah G. Bivins (NAME)	Georgia Bank & Trust Co. of (NAME)	MAP 52-13-0-B
2306 Benay Road (ADDRESS)	1321 Murfreesboro Rd; Suite 701 (ADDRESS)	PARCEL 45 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Thomas M. McCall and wife, Kathy L. McCall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremiah G. Bivins, 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:

BEING Unit No. 60 as created and established by the Master Deed and ByLaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase IIA, of record in Book 6900, page 818, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and ByLaws by Instrument of record in Book 7724, page 289, said Register's Office, to all of which reference is heremade for a more complete description; together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Thomas M. McCall and wife, Anna P. McCall, by deed from Fox Ridge Homes, Inc., of record in Book 8231, page 385, said Register's Office. The said Anna P. McCall now being deceased.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 7566, Page 571; Book 7724, Page 293; Book 8069, Page 158; Book 8258, Page 687; Book 8752, Page 751; Book 9730, Page 944; Book 9730, Page 947; and Book 7724, Page 289, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2306 Benay Road, Nashville, TN 37214
(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 14th day of October, 20 02

Thomas M McCall
Thomas M. McCall

X Kathy L McCall
Kathy L. McCall

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 Thomas M. McCall & KATHY L. McCALL

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 Nashville, Tennessee, this 14th day of October 20 02.

Commission expires 3/29/03

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 818, said Register's Office.

Kathy L. McCall herein joins to convey any and all right and interest she may have; especially her marital rights.