WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Samuel D. Pope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

CHRISTOPHER L. TREECE NOTARY PUBLIC AT LARGE ANDERSON CO., TENN. MY COMM. EXP 07/24/05

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Pope	Samuel Pope	164.00-0-011.00
(NAME)	(NAME)	
5755 Mt View Road	5755 Mt View Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, WE, Helen C Bender, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Pope and wife, Traci Pope, married 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 an old railroad spike in the centerline of Mt. View Road, at the common corner of Tracts 3 and 6, being the centerline of Mt. View Road, N 17 deg. 30' East 85.4 feet to an iron pin; thence N 9 deg. 45' E 168.5 feet to an iron pin; which is approximately 0.7 of a mile Southerly from Murfreesboro Road; thence leaving Mt.View Road: N 87 deg. 1071 feet to the point in a fence line in the line of Tract 2 on said Rucker lands; thence with the line between Tracts 2 and 3, S 55 deg. 45' W 160 feet to a stake; thence S 87 deg. W 109.9 feet to an angle iron and a fence corner; thence crossing Tract 3, S 3 deg 18' W 143.4 feet to a corner post, a corner of Tract 1 of the Rucker and Harding lands now owned by Akin; thence along an old established fence line, along Akin's line S 87 deg. 1264.5 feet East, to the point of beginning, containing 7 acres, more or less.

Being the same property conveyed to Helen C. Bender, an unmarried person, by deed from James E. Anglin and wife, Ruth E. Anglin dated April 27, 1993, and recorded May 5, 1993, in Book 8937, page 833, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 5755 Mt View Road, 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 my hand this 3rd day of October, 2002.

Helen C. Bender
Helen C Bender

Davidson County DEEDWARR
Recvd: 10/18/02 16:15 2pgs
Fees:13.00 Taxes:394.05

20021018-0128510

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Christopher L. Treece, a Notary Public in and for said County and State, the within named Helen C. Bender., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of October, 2002.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO., TENN.
MY COMM. EXP. 07/24/05