WARRANTY DEED

G-PGM-02-2723

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2002.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004

(AFFIX SEAL)

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: (NAME)	MAP-PARCEL NUMBERS
Jennifer Gearhart	Pacific Guarantee Mortgage	
2723 Linmar Avenue, #23 (ADDRESS)	8230 Boone Boulevard, Ste. 200 (ADDRESS)	104-14-D-23 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Vienna, VA 22182 (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 TIFFANY A. BLOCK, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JENNIFER GEARHART, UNMARRIED, 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 Unit No. 2723 on the Plan of Linmar Place III, as shown on a plan marked Exhibit "C" in Master Deed of record in Book 7887, Page 558, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tiffany A. Block by Deed dated March 17, 2000 and filed for record on March 21, 2000 in Instrument Number 200003210028461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 4740, Page 21, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws of record in Book 7887, Page 558 and Book 8103, Page 984, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2723 Linmar Avenue, #23, Nashville, Tennessee 37215
(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 21st day of October, 2002.

Tiffany A. Block

Davidson County DEEDWARR
Recvd: 10/30/02 11:20 2pgs
Fees:13.00 Taxes:445.85

20021030-0132985

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Tiffany A. Block , unmarried , 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 21st day of October, 2002.

My Commission Expires:

Notary Public

My Commission Expires SEP. 25, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 21st day of October, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903