FILE Box 7
FILE SP 41436 SATURN & MAZDA TITLE

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

G-9029-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Analee Canto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 7/29/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Analee M. Canto (NAME)	1st Trust Bank for Savings (NAME)	MAP 10
3117 Ivey Point Road (ADDRESS)	P. O. Box 17257 (ADDRESS)	PARCEL 68
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Ronnie M. Savage and wife, Deborah J. Savage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Analee M. Canto and James C. Craik, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, their heirs and assigns

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 a spike in the center of Ivy Point Rod, said spike being the southeast corner of the property conveyed to Samuel Leon Spencer and wife, Sophia Knight Spencer, by deed from Wilson Gregory and wife, Eddean Gregory of record in Book 4308, Page 761 of the Register's Office for Davidson County, Tennessee, more particularly described as follows, to-wit:

Thence with Spencer's easterly line, North 12 deg. 25' East 650 feet to an iron pin, North 43 deg. 25' East 200 feet to an iron pin, North 0 deg. 58' West 500 feet to an iron pin, thence, South 52 deg. 30' East 418 feet to an iron pin, South 18 deg. 50' West 362 feet to an iron pin, South 41 deg. 20' West 71 feet to an iron pin, South 41 deg. 40' West 200 feet to an iron pin, South 23 deg. 20' West 78 feet to an iron pin, South 5 deg. 50' West 45 feet to an iron pin, South 45 deg. 50' East 100 feet to an iron pin, South 27 deg. 30' West 414 feet to a spike in the center of Ivy Point Road; thence, with the center of Ivy Point Road, North 63 deg. 45' West 100 feet to a spike, North 61 deg. 35' West 70.55 feet to the point of beginning, containing 7.1 acres more or less.

Being the same property conveyed to Ronnie M. Savage and wife, Deborah J. Savage by deed from Rosemary A. Flebbe Bartley and husband, C. P. Bartley, August C. Flebbe, Jr. ex-husband of Rosemary A. Flebbe Bartley and his current wife, Patricia Flebbe of record in Book 6821, Page 655, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/18/02 13:47 2pgs
Fees:13.00 Taxes:691.90
20021118-0142729

unimproved ( )
This is improved (X) property, known as 3117 Ivey Point Road, Goodlettsville, TN 37072
(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 our hand s this 15th day of November 2002

Ronnie M. Savage

Deborah J. Savage

DCTN01WC

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 Ronnie M. Savage and wife, Deborah J. Savage

the bargainor $, 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 Goodlettsville, Tennessee, this 15th day of November 2002.

Commission expires 1-29-05

Notary Public

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 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 _____, _____.

My commission expires _____

Notary Public