22-1102

E.LO

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 12/06/02 10:28 2pgs
Fees:13.00 Taxes:488.40
20021206-0150651

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **November, 2002** by and between **MARY K. GERINGSWALD and husband, ROBERT GERINGSWALD** , herein after referred to as GRANTOR, and **JAMES R. PYBURN** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF SEVEN OAKS, SECTION 1, OF RECORD IN BOOK 1835, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 20 FRONTS 105 FEET ON THE WESTERLY MARGIN OF WEAVER DRIVE AND EXTENDS BACK 238.00 FEET ON THE NORTHERLY LINE AND 260.00 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARY K. GERINGSWALD BY QUITCLAIM DEEDS FROM ROBERT GERINGSWALD IN INSTRUMENT NO. 20020410-0044153 AND FROM MAUDE LANCASTER IN INSTRUMENT NO. 2001128-0116650, SAID REGISTER'S OFFICE.

ROBERT GERINGSWALD IS EXECUTING THIS DEED TO CONVEY ANY INTERESTS HE MAY HAVE IN THIS PROPERTY DUE TO HIS BEING HUSBAND OF MARY K. GERINGSWALD.

This is improved/unimproved property known as: 309 WEAVER DRIVE, NASHVILLE, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary K. Geringswald

MARY K. GERINGSWALD
Signature of Seller

ROBERT GERINGSWALD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **MARY K. GERINGSWALD and husband, ROBERT GERINGSWALD** , the within named bargainors, 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, at office, this **27th** day of **November, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEUMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Name and Address of Property Owner:
JAMES R. PYBURN
309 WEAVER DRIVE, NASHVILLE, TN 37217

Send Tax Statements to:
COLUMBIA NATIONAL INC
7142 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD 21046

Map and parcel 120-10-0-021.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$132,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **November, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEUMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1102