WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/02 14:41 2pgs
Fees:13.00 Taxes:906.50

20021210-0152287

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 245,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF DECEMBER, 2002

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bruce Andrew and Tammy Gennari	AmSouth Bank	MAP:171-8-A
409 Overall Drive	2050 Parkway Office Circle	Parcel:25
Brentwood, TN 37027	Birmingham, AL 35244	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOROTHY M. COLTHARP, UNMARRIED

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

BRUCE ANDREW GENNARI AND WIFE, TAMMY GENNARI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 409 Overall Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 2nd day of December, 2002.

Dorothy M. Coltharp

Dorothy M. Coltharp

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Dorothy M. Coltharp, 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 Brentwood, Tennessee , this 2nd day of December, 2002.

Notary Public _____

My Commission Expires _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Cottonport Plantation Phase I, as of record in Plat Book 6900, page 529 and 530, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dorothy M. Coltharp by Warranty Deed from Matthew Rex Domaschofsky and wife, Shannon B. Domaschofsky of record in Book 11568, page 339, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.