Davidson County DEEDWARR
Recvd: 12/12/02 14:25 2pgs
Fees:13.00 Taxes:98.05

20021212-0153595

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 41515 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 26,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **10TH DAY OF DECEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GREG UNDERWOOD 5110 Dale Ewing Ln Franklin, TN. 37064	**SAME**	**91-9-106**

FOR AND IN 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, JOHN POSS and wife, SHERRON POSS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREG UNDERWOOD**

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:

Being the easterly 74 feet of Lot No. 28 on the plan of T. M. Nail's Subdivision of Lots Nos. 18, 19, and 20 of the B. F. Cockrill Lands, as of record in Book 421, page 63, Register's Office for said County.

Said Part of Lot No. 28 fronts 74 feet on the northerly side of Deal Avenue and runs back between parallel lines 217.8 feet on the line of Lot No. 25.

Being the same property conveyed to John Poss and wife, Sherron Poss by deed from Erik Grantham and wife, Shannon Grantham of record in Instrument Number 20010405-0033495, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as **Deal Avenue, Nashville, Tennessee 37209**

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 HANDS THIS 10th DAY OF DECEMBER, 2002.

X John Poss
JOHN POSS

X Sherron Poss
SHERRON POSS

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 JOHN POSS and wife, SHERRON POSS, the 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 and official seal at Nashville, Tennessee, this the 10th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.