WARRANTY DEED

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Varnie Barker	Bayrock Mortgage Corp.	MAP 69-2
(NAME)	(NAME)	
4223 Drakes Hill Drive	11380 South Bridge Parkway	PARCEL 44
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(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, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Helena P. Brown, a widow, a/k/a Helena P. Perry

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

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:

Property located at: 4223 Drakes Hill Dr, Davidson County, Nashville, TN 37218, AND:

Land in Davidson County, Tennessee being Lot No. 82 on the plan of Enchanted Hills Section II as of record in Book 3700, Page 27 in the Register's Office for said County.

Beginning at a point on the southerly margin of Drakes Hill Drive being the common front corner of Lots No. 82 and 83 southerly 205.9 feet to a point, thence westerly 214.2 feet to a point on the easterly margin of Enchanted Circle, thence with the margin of said street northerly 175.0 feet to a concrete monument being a point in a curve, thence around said curve 39.27 feet to a concrete monument on the southerly margin of Drakes Hill Drive; thence with the margin of said drive 160.00 feet to the point of beginning.

Being the same property conveyed to Robert A. Brown Jr. and wife, Helena P. Brown by deed dated 10-04-65, from H.H. Chitwood and N.H. Barker, filed for record on 10-04-65, in Book 3942, page 508, Register's Office for Davidson County, Tennessee. The said Robert A. Brown, Jr. having since died on 06-29-71, thereby vesting title solely in Helena P. Brown as the surviving tenant by entirety.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 3700, Page 27, said Register's Office, including any restrictions ancillary thereto; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes which have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 4223 Drakes Hill Drive, Nashville, Tennessee 37218
(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 12th day of November 2002

~~XXXXXXXXXXXXXXXXXX~~
Helena P Brown
Helena P. Brown, a/k/a Helena P. Perry
AKA Helena P Perry

Davidson County DEEDWARR
Recvd: 12/19/02 16:04 2pgs
Fees:13.00 Taxes:573.50
20021219-0157164

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 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Helena P. Brown a/k/a Helena P. Perry

the bargainor ~~X~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~s~~he~~X~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of November, 2002.

Commission expires _____

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

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2005

1120.