03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $51,000.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 2002.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 12/27/02 15:35 2pgs
Fees:13.00 Taxes:188.70

20021227-0159998

Address of New Owner:	Send Tax Bills to:	Tax Information
Tim M. Crosby 7941 Charlotte Pike Nashville TN 37221	New Owner 1285 Cedars Road Lawrenceville, GA 30045	127-00-0-88.OO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lester Varden and wife, Beverly Frances Varden, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tim M. Crosby, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 9th (Formerly the 14th) Civil District of Davidson County, Tennessee, being more particularly describes as follows:

Beginning at a point in the center of New Charlotte Pike in W. H. McCalls' N. W. Corner: thence S. 46 degrees E. 837.4 feet to McCalls's Corner of the N. W. edge of the Tennessee Electric Power Company's right of way; thence N. N. 56 degree 45 min. E. 300 feet; thence N. 46 degrees W. 875 feet more or less to the center of said Charlotte Pike; thence following the center of said Charlette Pike in a westerly direction, S. 59 degrees W. 300 Feet to the point of beginning, containing 5.9 acres, more or less.

Being the same property conveyed to Lester Varden by deed from William S. Dunn and wife, Margie Dillon Dunn, of record in Book 8307, Page 590, Register's Office for Davidson County, Tennessee. Lester Varden conveyed subject property to Lester Varden and wife, Beverly Francis Varden as tenants by the entireties, by quitclaim deed of record in Instrument No.200008300085622.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 7941 Charlotte Pike, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of December, 2002.

Lester Varden

Beverly Frances Varden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lester Varden and Beverly Frances Varden, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 13th day of December, 2002.

Notary Public

My Commission expires 03/14/05