Davidson County DEEDWARR
Recvd: 06/02/03 10:39 2pgs
Fees:13.00 Taxes:433.73

20030602-0074471

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41964**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$113,600.00~~ 117,225.00 Mandy Baird
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27th DAY OF MAY, 2003.
Notary Public
MY COMMISSION EXPIRES: 6/5/

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 #
PAUL JOSEPH HANDLEY **736 Woodcraft Drive** **Nashville, TN 37214**	Columbia National, Inc. P. O. Box 3050 Columbia, MD 21045	**108-15-A-18** **3D 92816**

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 **I, JEFFREY S. PEARSON and wife, REBECCA HALL-PEARSON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL JOSEPH HANDLEY**

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 Lot No. 18 on the Plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.), as of record in Book 9700, page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey S. Pearson and Rebecca Hall-Pearson, Husband and Wife, by Quitclaim Deed from Jeffrey S. Pearson and Rebecca Hall-Pearson, husband and Wife, of record in Instrument Number 20030116-0006942, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jeffrey S. Pearson, single, by deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc., of record in Book 10971, page 291, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **736 Woodcraft Drive, Nashville, Tennessee 37214**

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 27th DAY OF MAY, 2003.

X Jeffrey S. Pearson
JEFFREY S. PEARSON

X Rebecca Hall-Pearson
REBECCA HALL-PEARSON

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 JEFFREY S. PEARSON and wife, REBECCA HALL-PEARSON, 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 27th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06