BOOK 10754 PG 331

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **9th** day of **December, 1997** by and between

CARL R. MCWHIRTER and MARY C. MCWHIRTER, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

HENRY DAVIDSON and SHERRY DAVIDSON, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 56 ON THE PLAN OF JOYWOOD SUBDIVISION, AS OF RECORD IN (PLAT) BOOK 974, PAGE 45 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION).

BEING THE SAME PROPERTY CONVEYED TO CARL R. MCWHIRTER AND WIFE, MARY C. MCWHIRTER BY DEED FROM DOMINICK T. PIGNA AND WIFE, LORENE A. PIGNA OF RECORD IN BOOK 8752 PAGE 778 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Carl R. McWhirter
CARL R. MCWHIRTER

Mary C. McWhirter
MARY C. MCWHIRTER

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INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CARL R. MCWHIRTER and MARY C. MCWHIRTER, HUSBAND AND WIFE** , the within named 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, at office, this **9th** day of **December, 1997**.

Notary Public

Commission Expiration: 1-29-2000

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$0**, which amount is 45,057.59 equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Henry Davidson
Affiant

Subscribed and sworn to before me this **9th** day of **December, 1997.**

Notary Public

Commission Expiration: 1-29-2000

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	HENRY DAVIDSON SHERRY DAVIDSON 1803 JOY CIRCLE NAHSVILLE, TN 37207	1803 JOY CIRCLE NAHSVILLE, TN 37207 MAP PARCEL NUMBER 71-8-319

0918 01/12 0101 03CHECK 186-82

FILED
98 JAN 12 AM 10: 02
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0389095

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48057.59
CON TX 177.82
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 186.82
CHECK 186.82

0389095
IDENTIF. & REFERENCE

98 JAN 12 AM 10:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01/12/98 01 10:08 0001 0918

No. 1241579