WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: ~~April 28, 2001~~
(AFFIX SEAL)

CAROL T. CHEATHAM NOTARY PUBLIC Davidson County, TN My Commission Expires October 9, 2000

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones, C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David McMahan	First American National Bank	MAP 142-5C
(NAME)	(NAME)	
1621 Stokes Lane	First American Center	PARCEL #4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37237	
(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, RANDY J. WOLCOTT, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID McMAHAN, UNMARRIED

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:

LAND in the 7th Civil District of Davidson County, Tennessee, being the westerly 104 feet front and 100 feet rear of Lot No. 35 and West 100 feet of the North 1/2 of Lot No. 36 on the Plan of the northerly part of the Noel Subdivision of Watkins Grove, as of record in Book 547, Page 156, Register's Office for Davidson County, Tennessee.

SAID part of Lots Nos. 35 and 36 are described together as follows:

BEGINNING on the southerly margin of Stokes Avenue at the corner of Lots Nos. 35 and 69; thence, with the line between said lots southwardly 281.7 feet to the corner of Lots Nos. 35, 36, 68 and 69; thence, with the line between Lots Nos. 36 and 68, southwardly 100 feet to a point 100 feet North of the Southwest corner of Lot No. 36; thence, with the middle line of Lot No. 36 eastwardly 100 feet; thence, northwardly 352.85 feet to the southerly margin of Stokes Avenue; thence, with the southerly margin of same westwardly 104 feet to the BEGINNING.

BEING the same property conveyed to Randy J. Wolcott, by Quitclaim deed from Marilyn Harrison Willis, of record in Book 8708, page 191, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Jennifer L. Wolcott, spouse of the above named Randy J. Wolcott, joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 1621 Stokes Lane, Nashville, TN 37215
(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 13th day of March 19 98

Randy J. Wolcott

Randy J. Wolcott

Jennifer L. Wolcott

Jennifer L. Wolcott

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy J. Wolcott and wife, Jennifer L. Wolcott

the bargainor s, 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 13th day of March 19 98.

Commission expires April 22, 2001

Notary Public

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires October 9, 2000

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 _____ 19_____.

My commission expires _____

Notary Public

Warranty Deed from Randy J. Wolcott and wife, Jennifer L. Wolcott, to David McMahan.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

7418 03/18 0101 03CHECK 19.00

98 MAR 18 PM 1:14

REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

04136779

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

RECEIVED OF _____

FOR _____

BOOK 10843 PG 333

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
300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 8.00
TOTAL 1119.00
CHECK 1119.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/18/98 01 13:13 0001 7418

04 13679
IDENTIF. ↑ REFERENCE

98 MAR 18 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267772