File Box 24

BOOK 11476 PG. 327

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Martha P Sowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 99

DIXIE SEAGRAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha P. Sowell (NAME)	Union Planters National Bank (NAME)	MAP 72-2
3562 Jim Gower Road (ADDRESS)	112 Long Hollow Pike (ADDRESS)	PARCEL 39
Springfield, TN 37172 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	15DA 07032

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, Vallean Hare and Mary Edith McWhirter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha P. Sowell, 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:

BEING Lot 6 on the plan of Richardson Subdivision, Block "A", as of record in Plat Book 2133, Page 2, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to W.A. McWhirter and Vallean Hare, as tenants in common by deed of record in Book 9413, Page 582, Register's Office, Davidson County, Tennessee. The said W.A. McWhirter is now deceased and left said property to Mary Edith WcWhirter.

Carl Richard McWhirter executed this instrument on behalf of Mary Edith McWhirter pursuant to a Power of Attorney of record in Book 10833, Page 239, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback line and public utility easement, of record in Plat Book 2133, Page 2, said Register's Office.

5330 05/17 0101 03CHECK 269.63

unimproved ( )
This is improved (X) property, known as 1024 West Kirkland Avenue, Nashville, TN 37216
(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 4th day of May 19 99

Vallean Hare

Vallean Hare
Mary Edith McWhirter
By Mary Edith McWhirter By Carl Richard McWhirter Attorney in Fact
Carl Richard McWhirter, Attorney-in-fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

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 _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vallean Hare the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of May, 1999.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl Richard McWhirter as Attorney-in-Fact for Mary Edith McWhirter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of May, 1999.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

99 MAY 12 PM 3:04
058631.0
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE
DIXIE SEAGRAVES

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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05863110

REGISTER'S FEE REFERENCE

99 MAY 12 PM 3:04

REGISTER
DAVIDSON COUNTY, TN.

D&MT	1900.00
CON TX	238.63
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	269.63
CHECK	269.63

05/12/99 01 15:07 0001 5330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459975