RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39110

Instr:200008280084521 Page: 1 OF 2
REC'D FOR REC 08/28/2000 10:21:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $721.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2000.

ALAN L. SAMUEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. WILLIAM LUDEMANN MARGERY R. LUDEMANN 105 Glenway Court Nashville, TN 37221	GUARANTY TRUST COMPANY P.O. Box 1218 Murfreesboro, TN 37129	142-16-C-46

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, WE,

MARY JANE WATTS, UNMARRIED

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

J. WILLIAM LUDEMANN AND WIFE, MARGERY R. LUDEMANN

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 Davidson County, Tennessee, being Lot No. 12 on the Plan of Devon Glen, Phase II, of record in Plat Book 7900, page 562 & 563, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mary Jane Watts, unmarried, by deed from Richard E. McCain and wife, Sarah D. McCain, dated June 28, 1996, recorded in Book 10115, page 539, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 105 Glenway Court, 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 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 my hand this 15th day of August, 2000

Mary Jane Watts by Barry Owen Attorney-in-fact
MARY JANE WATTS BY BARRY OWEN, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, 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 he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this day of August , 2000.

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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of August, 2000, before me personally appeared BARRY OWEN to me known to be the person who executed the foregoing instrument in behalf of MARY JANE WATTS, UNMARRIED as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said MARY JANE WATTS, UNMARRIED.

Witness my hand and official seal at Nashville, Tennessee, this the 15TH day of August, 2000.

My commission expires: 9/28/2002 _____
Notary Public

