RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 16764SP

Davidson County DEEDWARR
Recvd: 11/10/00 15:56 5pgs
Fees:23.00 Taxes:155.40
20001110-0112161

WARRANTY DEED

Name and Address of New Owner: **James C. Mayes** **1733 Fourth Avenue North** **Nashville, Tennessee 37208**
Send Tax Bills To: **SunTrust Mortgage, Inc.** **P.O. Box 57028** **Irvine, California 92619-7028**
Street Address of Subject Property: **Map-Parcel No:** **1733 Fourth Avenue North** **Map 82-5** **Nashville, Tennessee 37208** **Parcel 15**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARY FRANCES TERRELL AND HUSBAND, JOHN W. TERRELL, MARJORIE MCGAVOCK, AN UNMARRIED PERSON, GENEVIA KNIGHT AND HUSBAND, LEONARD KNIGHT, JOANN LEACH AND HUSBAND, GEORGE LEACH, AND EUGENE DAVIS AND WIFE, ANNE HELEN DAVIS,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JAMES C. MAYES,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being parts of Lots No. 71 and 72 on the plan of McGavock's Addition as of record in Book 21, page 7, Register's Office for said county, and described as follows:
>
> Beginning at a point in the westerly margin of 4th Avenue North, 39.4 feet south of the southerly margin of Buchanan Street; thence along the margin of said 4th Avenue north, southerly 37.6 feet to a point; thence westerly 99 feet to the easterly margin of an alley; thence with the margin of said alley, northerly 37.6 feet to a point; thence easterly 99 feet to the beginning.
>
> Being the same property conveyed to Mary Francis Terrell, Marjorie McGavock, Genevia Knight(incorrectly spelled on vesting deed as Knighy), Joann Leach and Eugene Davis by Quitclaim Deed from Martha Louise Buchanan Davis being

the widow of William Frank Davis of record in Book 11657, page 457, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, his 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 7th day of November, 2000.

MARY FRANCIS TERRELL
BY EUGENE DAVIS ATTY IN FACT

Mary Frances Terrell
By: Eugene Davis, Attorney in Fact

JOHN W. TERRELL
BY EUGENE DAVIS ATTY IN FACT

John W. Terrell
By: Eugene Davis, Attorney in Fact

Marjorie McGavock

Marjorie McGavock

GENEVIA KNIGHT BY EUGENE DAVIS ATTY IN FACT

Genevia Knight
By: Eugene Davis, Attorney in Fact

LEONARD KNIGHT
BY EUGENE DAVIS ATTY IN FACT

Leonard Knight
By: Eugene Davis, Attorney in Fact

JoAnn Leach

JoAnn Leach

George Leach

George Leach

EUGENE DAVIS

Eugene Davis

ANNE HELEN DAVIS
BY EUGENE DAVIS ATTY IN FACT

Anne Helen Davis
By: Eugene Davis, Attorney in Fact

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 Eugene Davis, 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 on behalf of Mary Francis Terrell and husband, John W. Terrell as their Attorney in Fact, as the free act and deed of the within named Mary Francis Terrell and husband, John W. Terrell. Witness my hand and official seal this 7th day of November, 2000.

NOTARY PUBLIC

My Commission Expires:_____

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Marjorie McGavock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this the 7th day of November, 2000.

NOTARY PUBLIC

My commission expires:_____

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

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 Eugene Davis, 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 on behalf of Genevia Knight and husband, Leonard Knight as their Attorney in Fact, as the free act and deed of the within named Genevia Knight and husband, Leonard Knight. Witness my hand and official seal this 7th day of November, 2000.

NOTARY PUBLIC

My Commission Expires:_____

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared JoAnn Leach and husband, George Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this the 7th day of November, 2000.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Eugene Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this the 7th day of November, 2000.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

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 Eugene Davis, 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 on behalf of Anne Helen Davis as her Attorney in Fact, as the free act and deed of the within named Anne Helen Davis. Witness my hand and official seal this 7th day of November, 2000.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $42,000.00.

James C. Mayes
Affiant

Subscribed and sworn to before me, this the 7th day of November, 2000.

NOTARY PUBLIC

My commission expires:_____

MICHAEL MORGAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE