Return to: Allison Title Co 116 Wilson Pk Cir Ste 206 Brentwood, TN 37027

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/00 08:28 2pgs
Fees:11.00 Taxes:314.50

20001204-0118391

G-5515-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sara M. Wilheim (NAME) | America's Wholesale Lender (NAME) | MAP 32 |
| 1420 Hunters Lane (ADDRESS) | P. O. Box 10212 (ADDRESS) | PARCEL 178 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Van Nuys, CA 91410 (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, Dixie Lee Jackson Waggoner and husband, Chester M. Waggoner, Sr.

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

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. 2 on the Final Plat for Waggoner Property of record in Plat Book 1190, page 13, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Dixie Lee Jackson Waggoner, by deed from Willie Lee Carney Jackson, Executrix, of record in Book 10717, Page 721, Register's Office for Davidson County, Tennessee.

Chester M. Waggoner, Sr., husband of Dixie Lee Jackson Waggoner, joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property, both now or in the future.

unimproved ( )
This is improved ( X ) property, known as 1420 Hunters Lane, Nashville, TN 37207
(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 & this 10th day of November, 2000

X Dixie Lee Jackson Waggoner
Dixie Lee Jackson Waggoner

X
Chester M. Waggoner, Sr.



DCTN01WC

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 Dixie Lee Jackson Waggoner and husband, Chester M. Waggoner, Sr.

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 Goodlettsville, Tennessee, this 10th day of November, 2000.

Commission expires 10-25-2003

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 _____, _____.

My commission expires _____

_____
Notary Public