Davidson County DEEDWARR
Recvd: 12/08/00 13:50 2pgs
Fees:11.00 Taxes:193.22

20001208-0121185

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,222.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2000.

Notary Public

MY COMMISSION EXPIRES: 9-9-03

(AFFIX SEAL)

ET-00-0706

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS:
Gary Wilkerson and Angela Rutledge	Prime Mortgage USA, Inc.	
(NAME)	(NAME)	
1709 Evelyn Avenue	7486 Shadeland Station Way	72.07-313
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Indianapolis, IN 46256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NANCY H. TURNER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GARY WILKERSON AND ANGELA RUTLEDGE*, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot No. 55 on the Map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 332, Pages 136 and 137, Regiser's Office for said County.

Said Lot #55 fronts 50 feet on the easterly side of Evelyn Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Nancy H. Turner by Will of Irene H. Davenport of record in Book 11244, Page 130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4440, Page 67, said Register's Office.

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

Being the same property conveyed to the within named grantors by deed of even date being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1709 Evelyn Avenue, Nashville, Tennessee 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 my/our hand(s) this 20th day of November, 2000.

Nancy H. Turner

Nancy H. Turner

*an unmarried man and an unmarried woman, as joint tenants with rights of survivorship

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within-named Nancy H. Turner , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2000.

My Commission Expires: 9-9-03

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 20th day of November, 2000.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
EXECUTIVE TITLE LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122