Davidson County DEEDWARR
Recvd: 02/13/01 15:39 2pgs
Fees:11.00 Taxes:215.80
20010213-0014056

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 5727

ADDRESS NEW OWNER:
Jeffrey L. Savage
8321 Stewarts Ferry Pike
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **72-13**
GROUP
PARCEL **285**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph D. Ware and wife, Mary M. Ware** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Jeffrey L. Savage and wife, Michele L. Savage**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in the 27th Civil District of Davidson County, being more particularly described as follows, to-wit:
>
> Being Lot No. 34 of Block "B" on the Revised Plat of a part of L.M. Ezell's 12-11/100 acre tract, as of record in Book 1130, page 5, Register's Office for said County.
>
> Said Lot No. 34 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 130 feet to a dead line.
>
> Being the same property conveyed to Joseph D. Ware and wife, Mary M. Ware by deed from Patricia Ann Whitmore dated September 23, 1993, of record in Book 9106, page 39, Register's Office for Davidson County, Tennessee.

This is improved property known as 891 Douglas Avenue, Nashville, Tennessee 37206. Possession is to be given on February 9, 2001.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 9th day of February, 2001.

Joseph D. Ware

Joseph D. Ware

Mary M. Ware

Mary M. Ware

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph D. Ware and wife, Mary M. Ware**, the bargainors, 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 office this 9th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 02-09-03

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $58,324.53.

Jeffrey L Savage

AFFIANT

Subscribed and sworn to before me on this 9th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 02-09-03