WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Davidson County DEEDWARR
Recvd: 02/27/01 08:19 2pgs
Fees:11.00 Taxes:185.00

20010227-0017839

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 4-21-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY J. DAVIDSON	SAME	72-8-212
(NAME) 130 PLACE	(NAME)	
[redacted] BUCHANAN [redacted]		
(ADDRESS)	(ADDRESS)	
HENDERSONVILLE, TN 37075		
(CITY) (STATE) (ZIP)	(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, WILLA K. MCCLANAHAN, UNMARRIED

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

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. 144, on the Map of DALEWOOD, SECTION 2, of record in Book 1835, page 6, Register's Office for DAVIDSON County, Tennessee, and being more particularly described according to a survey by W. W. Turner Company, Engineers, dated January 24, 1950, as follows:

BEGINNING at a point in the easterly margin of Ridgecrest Drive at the corner of Lot Nos. 143 and 144; thence with the line between said lots, easterly 165 feet to a point; thence northerly 83.1 feet to the corner of Lot No. 145; thence with the line between Lot Nos. 144 and 145, westerly 168.5 feet to the easterly margin of Ridgecrest Drive; thence with the margin of the same, southerly 83 feet to the point of BEGINNING.

BEING the same property conveyed to W. M. MCCLANAHAN AND DAUGHTER, WILLA K. MCCLANAHAN, by deed from J. C. Arnold, of record in Book 3618, page 279, Register's Office for DAVIDSON County, Tennessee. The said W. M. MCCLANAHAN having since died leaving as his heir at law, WILLA K. MCCLANAHAN.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 2217 RIDGECREST DRIVE, NASHVILLE, TN 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 hand this 8th day of February, 2001

Willa K. McClanahan

WILLA K. MCCLANAHAN

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 WILLA K. MCCLANAHAN, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of February 2001.

Commission expires 1-27-2004

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

*** **CONTINUATION**

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD