File Box 9B/First Title & Escrow Co., Inc./#17804

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/01 10:43 2pgs
Fees:11.00 Taxes:1184.00

20010319-0025868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003. 6-12-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry M. Maitland Jr.	**Union Planters Bankr.**	**132-13-23**
(NAME)	(NAME)	
946 Van Leer Drive	**P. O. Box 2282**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Memphis, TN 38101**	
(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, **James B. Thomas, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry M. Maitland Jr. and wife, Candy R. Maitland**, 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. 116 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, Pages 15 and 16, Register's Office, for said County, described as follows:

Beginning on the northwesterly margin of Van Leer Drive at the corner of Lots No. 115 and 116; thence with the line between said two lots northwestwardly 385.67 feet; thence North 83 degrees 44' West 184 feet to the center of Old Kirkman Road; thence with the center of same, South 2 degrees 40 ½ West 128.10 feet to the corner of Lots 116 and 117; thence with the line between said two lots, southeastwardly 406.73 feet to the northwesterly margin of Van Leer Drive; thence with same northeastwardly 85 feet to the beginning.

Being the same property conveyed to James B. Thomas by deed from Lou T. Edwards and William M. Edwards, Jr. of record in Book 11671, Page 795 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. 2001 Taxes, which have been prorated and assumed by the Grantee
2. All matters appearing on the Plan of Record in Plat Book 1835, Pages 15 & 16, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 946 Van Leer Drive, Nashville, TN 37220
(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 15th day of March, 2001.

James B. Thomas

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 Jamie Thomas, 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 Nashville, Tennessee this 15th day of March, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

