Davidson County DEEDWARR
Recvd: 04/30/01 10:58 3pgs
Fees:15.00 Taxes:1054.50
20010430-0043118

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michelle L. Wolfe	AmSouth Bank	
Stephen T. Proctor	2050 Prkwy Office Circle	Map 130-07
4004 Harding Place	Birmingham, AL 35244	Parcel 119
Nashville, TN 37215		

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

10571

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, John M. Wyatt and wife, Ellen M. Wyatt (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Michelle L. Wolfe and Stephen T. Proctor, both unmarried people (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, being the westerly parts of Lots 214 and 215 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said county, and being designated as Tract No. 3 on the Map of a resubdivision of said lots by Frank R. Fitzpatrick not of record and shown on a copy of survey thereof made by Hal R. Swann, Jr., Surveyor, as described as follows:

Beginning at a point in the northerly margin of Harding Place 8.7 feet east of the corporate line post of the City of Belle Meade, and being the southwest corner of Lot No. 3; thence northerly 325 feet to a point at the corner of Lot Nos. 3 and 4; thence easterly 135.2 feet to the corner of said lots and Lot Nos. 2 and 5; thence with the line between said Lots 2 and 3, southerly 330 feet to the north margin of Harding Place; thence with the margin of same, westerly 135 feet to the beginning.

Being the same property conveyed to John M. Wyatt, unmarried by Warranty Deed from Calvin Houghland, married of record in Book 10935, page 625, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Plat Book 421, page 102 and 103, said Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer/Storm Drainage of record in Book 4308, page 609 and Book 5441, page 551, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $285,000.00.
[
[
[Subscribed and sworn to before me this
[27th day of April, 2001.
[
[
[My Commission Expires 11-24-2001
[

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of April, 2001.

John M. Wyatt

Ellen M. Wyatt

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 **John M. Wyatt and wife, Ellen M. Wyatt**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001