Davidson County DEEDWARR
Recvd: 09/24/01 09:38 2pgs
Fees:13.00 Taxes:469.90
20010924-0102823

This instrument prepared by: Tracy J. Woodard
5501 Briercliff Road
Knoxville, Tennessee
37918

WARRANTY DEED

THIS INDENTURE, made this 31st day of December, A.D., 2000, between Tracy J. Woodard

KNOX County, **TENNESSEE**, First Parties, and **MICHAELENE A. MCGILL**

KNOX County, **TENNESSEE**, Second Parties,

WITNESSETH: that said First Parties, for and in considcration of the sum of ONE AND NO/100 Dollars ($1.00) and other valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 227 and 228 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County Tennessee; to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tracy J. Woodard by deed of record in Book 7800, page 751, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to indebetedness secured by Deed of Trust of record in Book 11499, page 743, which buyer hereby assumes .

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

taxes for the current year which shall be prorated between the Parties upon the date of closing, the payment of which shall be assumed by the Second Parties; restrictions, setbacks and all other matters of record.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder have set their hands and seals the day and year first above written.

Tracy J. Woodard (L.S.)

Tracy J. Woodard

_____ (L.S.)

_____ (L.S.)

_____ (L.S.)

STATE OF Tennessee)
) ss.
COUNTY OF Knox)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid,

Tracy J. Woodard

the within named 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 seal at office, this 31st day of December, 2000.

Kathi Catlett
Notary Public

My Commission expires: 10/5/03

STATE OF)
) ss.
COUNTY OF)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid,

the within named 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 seal at office, this day of ,

_____
Notary Public

My Commission expires: _____

THE NAME AND ADDRESS OF A PROPERTY OWNER

OWNER Michaelene A. McGill

ADDRESS 5501 BRIERCLIFF ROAD

KNOXVILLE, TENNESSEE 37918

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Michaelene A. McGill

ADDRESS: 5501 Briercliff Road
Knoxville, Tennessee 37918

Parcel Identification Number:

83-10-35

23W-15700

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 127,000.00. Affiant Tracy J. Woodard.

Subscribed and sworn to before me this 31st day of December, 2000.

Notary Public Kathi Catlett

My Commission Expires: 10/5/03