TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

1043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,400.00.

Subscribed and sworn to before me, this 15th day of October, 2001.

Affiant

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

Davidson County DEEDWARR
Recvd: 10/25/01 09:52 2pgs
Fees:13.00 Taxes:415.88
20011025-0116736

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
*TAYLOR TITLE & ESCROW, INC.*
*305 RAYON DRIVE*
*OLD HICKORY, TENNESSEE 37138*

| NAME & ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| CANIDA S. BOTKIN, unmarried<br>1620 WYNNHAVEN COURT<br>MADISON, TN 37115<br><br>MAP & PARCEL NO. 052-08-0-A/169.00 CO | COUNTRYWIDE HOME LOANS SERVICING<br>P.O. BOX 670009<br>DALLAS, TX 75267-0009 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

*SANDRA C. WHITAKER, N/K/A SANDRA C. VAILES and husband, STEVEN D. VAILES,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*CANIDA S. BOTKIN, unmarried,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING Lot No. 169, on the Plan of Heron Walk, Section 2, Phase 1, of record in Plat Book 9700, page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sandra C. Whitaker, a married person, by deed from Daryl Scott Veatch and wife, Dana Veatch, dated September 18, 1998 and filed of record on September 21, 1998 in Book 11119, page 828, Register's Office for said County. The said Sandra C. Whitaker now being married to Steven D. Vailes.

Steven D. Vailes joins in this conveyance for the purpose of transferring any and all rights, marital or otherwise, that he may have in subject property at this time or in the future.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2001, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 386; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 10095, PAGE 464, AS AMENDED IN BOOK 10170, PAGE 124; (D) BY-LAWS AS OF RECORD IN BOOK 10095, PAGE 464, AS AMENDED IN BOOK 10170, PAGE 124 AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1620 WYNNHAVEN COURT, MADISON, TN 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 OCTOBER, 2001.

Sandra C. Whitaker N/K/A
Sandra C Vailes

SANDRA C. WHITAKER N/K/A
SANDRA C. VAILES

Steven D. Vailes

STEVEN D. VAILES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2001, before me personally appeared Sandra C. Whitaker n/k/a Sandra C. Vailes and husband, Steven D. Vailes, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

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WARRANTY DEED

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