Davidson County DEEDWARR
Recvd: 11/05/01 18:11 2pgs
Fees:13.00 Taxes:234.95
20011105-0121299

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WARRANTY DEED

This Indenture made this **31st** day of **October, 2001** between **John W. Waller and wife, Gayle E. Waller,** , GRANTOR, and **Excel Real Estate & Development, Co.** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 637, on the Plan of Redwood Estates, Section Four, as of record in Book 3300, page 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 637 fronts 82.5 feet on the southerly margin of Manorwood Drive and extends back between lines 143.9 feet on the easterly line and 144.9 feet on the westerly line to a line in the rear measuring 82.5 feet thereon.

Being the same property conveyed John W. Waller by Quitclaim Deed from Wesley P. Waller and Mary Frances Waller of record in Book 9144, page 553, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 3300, page 79 and 80, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved known as 3308 Masonwood Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **31st** day of **October, 2001.**

John W Waller by Gayle E Waller POA
John W. Waller

Gayle E Waller
Gayle E. Waller

County of Davidson

State of Tennessee

On the 31st day of October, 2001, before me personally appeared Gayle E. Waller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John W. Waller, as his/her attorney in fact and acknowledged that Gayle E. Waller executed the same as the free act and deed of the said John W. Waller. Said Power of Attorney being recorded in Book ** page **, Register's Office for said County and State.

**Instrument Number 20011105-0121298

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~John W. Waller and Gayle E.~~ Waller, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 31st day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $63500

Affiant

Subscribed and sworn before me this 31st day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Excel Real Estate & Development, Co.
2107 Buena Vista Pike
Nashville, Tennessee 37218

Send Tax Bills to: New Owner

Map & Parcel Number:

Map 50-11 Parcel 19