Return to:
WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY: B-2451
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP/PARCEL NO: 142-10-091

Davidson County DEEDWARR
Recvd: 12/20/01 11:18 2pgs
Fees:13.00 Taxes:549.71
20011220-0140591

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$148,571.00**.

Daniel H. Maxwell
Affiant

Subscribed and sworn to before me this the 14th day of December, 2001.

LINDA F. BURNSED
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 4-6-05

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Terry A. Piatt and Beverly G. Piatt
(Name)

STREET ADDRESS:

713 Baugh Road

Nashville, TN 37221

SEND TAX BILLS TO:
CTX Mortgage Company
2828 North Harwood
~~SAME~~ Dallas, TX 75201-1516
(Name)

STREET ADDRESS:

SAME

W A R R A N T Y D E E D

For and in consideration of the sum of **One Hundred Forty-Eight Thousand Five Hundred Seventy-One and 00/100 ($148,571.00) Dollars**, cash in hand paid by the hereinafter named Grantee (the "Grantee,") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel H. Maxwell, unmarried**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Terry A. Piatt and wife, Beverly G. Piatt** (hereinafter collectively referred to as "Grantee,") their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Green Meadows, Section One, as shown on plat of record in Plat Book 5050, page 92, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daniel H. Maxwell, by Deed of Record in Book 9446, page 987, Register's Office for Davidson County, Tennessee.

This is improved property known as: 713 Baugh Road
Nashville, TN 37221

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and paid by Grantor herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, and/or assigns forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, and/or assigns to warrant and forever defend the title to the said land to the said Grantee, their heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 14th day of December, 2001.

Grantor:

Daniel H. Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Daniel H. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of December, 2001.

Notary Public

LINDA F. BURNSED
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-26-05

J:\wp51\files\Maxwell.WD