03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

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

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 12/26/01 10:50 2pgs
Fees:13.00 Taxes:721.50
20011226-0141682

Address of New Owner:	Send Tax Bills to:	Tax Information
John C. Whitaker, Sr. 6326 Robin Hill Road Nashville TN 37205	Professional Mortgage Group P.O. Box 10189 Murfreesboro, TN 37205	115-15-70

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pauline H. Leahy, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C. Whitaker, Sr. and wife, Judy M. Whitaker, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of West Meade Farms, Inc., Section "E", of record in Book 1835, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Theodore W. Frierson and wife, Blanche H. Frierson by deed from Jno. B. Cobb, Jr. and wife, Sara L. Cobb, of record in Book 2806, Page 221, Register's Office for Davidson County, Tennessee. Theodore W. Frierson died on or about April 12, 1983 leaving Blanche H. Frierson as surviving tenant by the entirety. Blanche H. Frierson (aka Blanche Hewitt Frierson) died testate on or about May 9, 1987 and by will of record in Will Book 159, Page 247, Probate Court Clerks Office for Davidson County, Tennessee, devised subject property to Pauline (Polly) H. Leahy. See also Executor's Quitclaim Deed of record in Book 7364, Page 642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6326 Robin Hill Road, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of December, 2001.

Pauline H. Leahy by Lawrence A. Leahy, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Lawrence A. Leahy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Pauline H. Leahy and is authorized by her to execute this instrument on her behalf.

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

Notary Public

My commission expires: 3/14/05