Davidson County DEEDWARR
Recvd: 01/28/02 14:59 2pgs
Fees:13.00 Taxes:407.00

20020128-0011708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

02-2745

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2002

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Ferguson	U.S. Bank, N.A.	50-04
(NAME)	(NAME)	
1121 Due West Avenue North	4801 Frederica Street	29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Owensboro, KY 42301	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. Michelle McWhorter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Ferguson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 3 on the Revised Resubdivision of Lots 1-4, A. C. Webb's Demoville Tract, of record in Plat Book 5190, page 431, Register's Office for Davidson County, Tennessee, and being the easterly half of Lot 58 on the Map of Due West Valley Acres, not of record, described according to a survey made by H. R. Swann, Surveyor, dated April 20, 1947, and the westerly one-fourth of Lot 59 on the aforesaid map and survey, being further described as follows: Beginning at a point in the center of the northerly margin of Lot 58, South approximately 305 feet to a point, East approximately 75 feet to a point, North approximately 300 feet to a point, and West along the margin of Due West Avenue to the beginning.

BEING the same property conveyed to J. Michelle McWhorter (also known as Michelle McWhorter) partly by deed from Jean Owen Smith, filed of record in Book 9988, page 627, Register's Office for Davidson County, Tennessee, and partly by deed from Joel W. Hemphill filed of record in Book 10118, page 807, Register's Office for Davidson County, Tennessee. R. Clayton McWhorter, spouse of the said Grantor, joins in this instrument for the purpose of conveying any interest he may have in the said property.

This is improved property known as 1121 Due West Avenue North, Madison, TN 37115

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 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 her hand this 24th day of January, 2002.

J. Michelle McWhorter

J. Michelle McWhorter

R. Clayton McWhorter by Michelle McWhorter atty in fact

R. Clayton McWhorter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Michelle McWhorter, to me known to be the person who executed the foregoing instrument on behalf of R. Clayton McWhorter, and who acknowledged that he/she executed the same as the free act and deed of the said R. Clayton McWhorter.

Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of January, 20 02.

NOTARY PUBLIC

My Commission Expires: 5/20/02.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

J. Michelle McWhorter

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of January, 2002.

My commission expires 5/20/2002

Notary Public Janis L. Duree