WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 02/26/02 16:01 3pgs
Fees:18.00 Taxes:254.93

20020226-0024545

G-7785-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Vickie Rodgers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Gable	Columbia National, Incorporated	MAP 43-9
(NAME)	(NAME)	
324 Cumberland Avenue	P.O. Box 3050	PARCEL 359
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Columbia, Maryland 21045-6050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Judy Wheeler Blankenship, married, Charlene Wheeler Dillon, married, and Beryl R. Wheeler, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Gable, a married man

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:

Land in Davidson County, Tennessee being the east 60 feet of Lot No. 33, Block "C" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 60 feet on the southerly side of Cumberland Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Elton Lee Wheeler and wife, Beryl R. Wheeler, by deed of record in Book 3871, Page 796, Register's Office for Davidson County, Tennessee. The said Elton Lee Wheeler, and wife, Beryl R. Wheeler having conveyed said property to Elton Lee Wheeler, and wife, Beryl R. Wheeler, and Donna Kim Stahl, as tenants in common with the right of survivorship, by Quitclaim Deed of record in Book 8246, Page 548, Register's Office for Davidson County, Tennessee. The said Donna Kim Stahl having since conveyed her interest to Beryl R. Wheeler, by Quitclaim Deed of record in Instrument No. 20011030-0118416, Register's Office for Davidson County, Tennessee. The said Elton Lee Wheeler having since died on October 18, 2001. Beryl R. Wheeler thereafter conveyed said property to Judy Wheeler Blankenship and Charlene Wheeler Dillon, reserving to herself a life estate, by Quitclaim Deed of record in Instrument No. 20011030-0118417, Register's Office for Davidson County, Tennessee.

Rick Blankenship, husband of Judy Wheeler Blankenship, joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property, both now or in the future.

CONTINUED

unimproved ( )
This is improved (X) property, known as 324 Cumberland Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 22nd day of February 2002

Judy Wheeler Blankenship
By: Judy Wheeler Blankenship By Beryl R. Wheeler
Beryl R. Wheeler, Attorney-in-fact

Beryl R. Wheeler
Beryl R. Wheeler

Charlene Wheeler Dillon attorney-in-fact
By: Charlene Wheeler Dillon By Beryl R. Wheeler
Beryl R. Wheeler, Attorney-in-fact
attorney-in-fact

SIGNATURES CONTINUED ON NEXT PAGE:

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Ronnie Dillon, husband of Charlene Wheeler Dillon, joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property, both now or in the future.

Beryl R. Wheeler, executes this instrument on behalf of Judy Wheeler Blankenship, and husband, Rick Blankenship, and Charlene Wheeler Dillon, and husband, Ronnie Dillon, pursuant to powers granted her in the Powers of Attorney which are being recorded prior to this deed.of record by Instrument Number 20020226-0024543 and Instrument Number 20020226-0024544, in the Register's Office for Davidson County, Tennessee.

Continued from Page #1:

Rick Blankenship
Rick Blankenship

By Beryl R. Wheeler attorney-in-fact
Beryl R. Wheeler, Attorney-in-fact

Ronnie Dillon attorney-in-fact
Ronnie Dillon

By Beryl R Wheeler attorney-in-fact
Beryl R. Wheeler, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BERYL R. WHEELER, a widow,** the bargainor, with whom I am personally acquainted, and who, upon her oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 22nd day of February, 2002.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BERYL R. WHEELER**, to me known to be the person who executed the foregoing instrument in behalf of **JUDY WHEELER BLANKENSHIP, and husband, RICK BLANKENSHIP,** and acknowledged that she executed the same as the free act and deed of the said **JUDY WHEELER BLANKENSHIP, and husband, RICK BLANKENSHIP**.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 22nd day of February, 2002.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BERYL R. WHEELER**, to me known to be the person who executed the foregoing instrument in behalf of **CHARLENE WHEELER DILLON, and husband, RONNIE DILLON,** and acknowledged that she executed the same as the free act and deed of the said **CHARLENE WHEELER DILLON, and husband, RONNIE DILLON**.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 22nd day of February, 2002.

Notary Public

My Commission Expires: