WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 03/05/02 12:31 3pgs
Fees:18.00 Taxes:425.50

20020305-0027442

G-7824-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th 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
Joshua R. Wooten (NAME)	Washington Mutual Bank, FA (NAME)	MAP 18-8
305 Hitt Lane (ADDRESS)	4301 Hillsboro Pike, Suite 328 (ADDRESS)	PARCEL 22
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, , HAILEY E. SMITH, EXECUTOR, J. WAYNE SMITH, HAILEY E. SMITH, THOMAS A. SMITH, AND SANDY PAGBORN, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua R. Wooten, married

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: *G.M. STANSBERRY, DECEASED,

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section 1, of Connell Estates, of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 35 fronts 107.69 feet on the northerly side of Hitt Lane and runs back between lines, 240 feet on the westerly line and 234.7 feet on the easterly line to a dead line in the rear, upon which it measures 103 feet thereon.

Being the same property conveyed to G. M. Stansberry and wife, Ruth Stansberry by deed from James L. Smith, Trustee of record in Book 5059, Page 582, Register's Office for Davidson County, Tennessee.

The said G. M. Stansberry having since died testate, on April 27, 2001, in Davidson County, Tennessee, with the said Ruth Stansberry having predeceased him on October 17, 1997, and pursuant to the Last Will and Testament of G. W. Stansberry, of record in Will Book 1949, Page 357273, in the Probate Court of Davidson County, Tennessee, subject property was devised to J. Wayne Smith, Hailey E. Smith, Thomas A. Smith and Sandy Pagborn.

Hailey E. Smith executes this instrument as Attorney-in-Fact on behalf of Sandy Pangborn, pursuant to the Power of Attorney recorded in Book /////////////// Page /// * , Register's Office for Davidson County, TN.

*Instrument Number 20020305-0027440 ,

CONTINUED

unimproved ( )
This is improved (X) property, known as 305 Hitt Lane, Goodlettsville, TN 37072
(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 my hand this 27th day of February, 2002

Hailey E. Smith, Executrix

Hailey E. Smith (Individually)

Thomas A. Smith

J. Wayne Smith by Hailey E. Smith, Attorney-in-fact

DCTN01WC

Sandy Pagborn by Hailey E. Smith, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION

Hailey E. Smith executes this instrument as Attorney-in-Fact on behalf of J. Wayne Smith, pursuant to the Power of Attorney recorded in Book ////////////, Page //////// **, Register's Office for Davidson County, TN.

**Instrument Number 20020305-0027441

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 HAILEY E. SMITH AND THOMAS A. SMITH the bargainor__s__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of February, 2002.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ and _____ as such _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such _____ and attesting the same by the said as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27TH day of February, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared HAILEY E. SMITH to me known to be the person who executed the foregoing instrument in behalf of J. WAYNE SMITH AND SANDY PAGBORN, and acknowledged that she executed the same as the free act and deed of the said J. WAYNE SMITH AND SANDY PAGBORN.

Witness my hand and official seal at Goodlettsville, Tennessee this the 27th day of February, 2002.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____