Davidson County DEEDWARR
Recvd: 03/11/02 09:56 2pgs
Fees:13.00 Taxes:444.00
20020311-0029923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2002.

SCOTT HUBBARD NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alex Loyd and Tracey B. Loyd
4810 Merrill Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 146-8-26

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William J. Wade, Jr.** hereinafter referred to as Grantors, hereby transfers and conveys to **Alex Loyd and Tracey B. Loyd, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract of land in Davidson County, Tennessee. Being Lot No. 45 on the Plan of Elysian Meadows Addition, Section Two, as of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Wade, Jr. by Warranty Deed from Albert Rodewald and wife, Donna M. Rodewald of record in Book 7295, Page 430, Register's Office for Davidson County, Tennessee.

This property has never been used as the marital residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 8577 Page 555, and Book 2859, Page 403, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer and Storm Drainage of record in Book 5613, Page 341, Register's Office for Davidson County, Tennessee.

5. Any and all visible easements lying on or across the property.

6. Rights or claims of parties in possession not shown by the public records.

7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4810 Merrill Lane, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of February, 2002.

William J. Wade, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Wade, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2002.

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Notary Public

My Commission Expires

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