02

Realty 48A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 03/25/02 11:10 2pgs
Fees:13.00 Taxes:458.80
20020325-0035870

WARRANTY DEED

THIS INDENTURE, made this 01 day of January, 2002 between **MICHAEL EVANS, AN UNMARRIED MAN** of **DAVIDSON** County, Tennessee, First Parties, and

MICHAEL WASHINGTON
of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF HICKORY WOODS, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGES 884-887, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL EVANS, AN UNMARRIED MAN, BY DEED FROM ANGELA MONIQUE WIGFALL F/K/A ANGEL M. MCGEE, OF RECORD IN BOOK 11767, PAGE 431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2002 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Michael Evans
MICHAEL EVANS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MICHAEL EVANS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of January, 2002

Belinda A. Jordan
Notary Public
Printed name: Belinda A. Jordan

My commission expires:
(NOTARY SEAL)

My Commission Expires OCT. 25, 2003

(FOR RECORDING DATA ONLY)

BELINDA A. JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

PROPERTY OWNER:
Michael Washington
6721 Birchbrook Drive
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
Taylor, Bean & Whittaker Mortgage
101 NE 2nd Street
Ocala, FL 34470-6642

~~MAP~~ Map 176-05-0-A Parcel 29.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 124,000.00. Michael Washington (AFFIANT)

Subscribed and sworn to before me, this 15th day of March, 2002

Catherine R. Vass
Notary Public

My commission expires 05/30/04

Printed Name Catherine R. Vass

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004