Realty Title 06
418

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Gregory Curtis (NAME)	1st Trust Bank for Savings (NAME)	15 259.00
630 Paradise Ridge Trail (ADDRESS)	PO Box 17257 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Memphis TN 38187 (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, Joseph Brent May, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Gregory Curtis

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, TN, BEING Lot No. 1 on the Plan of Craig's Two Lot Subdivision, of record in Plat Book 7900, page 411, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joe May and wife, Martha May, by deed from James D. Craig and wife, Nancy Evelyn Craig, of record in Book 8734, page 866, Register's Office for Davidson County, TN, and further conveyed to Joseph Brent May by Quitclaim Deed from Martha May of record in Instrument No. 20000906-0087842, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 8488, page 594; Plan of record in Plat Book 7900, page 411; all in the Register's Office for Davidson County, TN.

Joseph Brent May and Joe May are one and the same person.

Davidson County DEEDWARR
Recvd: 04/04/02 12:42 2pgs
Fees:13.00 Taxes:547.60
20020404-0041182

unimproved ( )
This is improved (X) property, known as 630 Paradise Ridge Trail, Joelton, TN 37080
(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 22nd day of March, 2002

Joseph Brent May

Joseph Brent May

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 Joseph Brent May

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 22nd day of March, 2002.

Commission expires 9/25/2004

Notary Public

JUDY S. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County 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, and corporation, and that _____ as such _____ and _____ being authorized so to do, 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 at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public