PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/22/02 10:22 3pgs
Fees:18.00 Taxes:442.15

20020422-0049305

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **April, 2002** between **LOUIS PURCELL and GARY PARK JOHN MCNAMEE**, GRANTOR, and **CHARLES NEIL WILLEY and JETTIE W. WILLEY** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **OLD HICKORY,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 422 on the Plan of Section Four, Sherwood Forest, as of record in Book 4460, Pages 182 and 183, Register's Office for said County.
Said Lot No. 422 fronts 85 feet on the westerly margin of Shasta Drive, and extends back 189.09 feet on the northerly line, and 196.00 feet on the southerly line, to a line on the rear on which it measures 85.38 feet.

Being the same property conveyed to Louis Purcell and Gary Park and John McNamee by deed from Patricia J. Smith, an unmarried woman, of record in Instrument No. 20010803-0082909, Register's Office for Davidson County, Tennessee.

The above referenced property is also known 4849 Shasta Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive convents of record in Book 4704, Page 448; any and all matters in Plat Book 4460, Pages 182 & 183; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Louis J. Purcell
LOUIS PURCELL
Signature of Seller

John McNamee

Gary Park - Attorney in Fact
GARY PARK
Signature of Seller

John E. McNamee
JOHN MCNAMEE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LOUIS PURCELL and ~~GARY PARK~~ LC. and JOHN MCNAMEE** , the within named bargainors, 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, at office, this **9th** day of **April, 2002.**

Carmen Coats
Notary Public

My Commission Expires:_____

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: 03-26-05

Name and Address of Property Owner:

CHARLES NEIL WILLEY and JETTIE W. WILLEY
4849 SHASTA DRIVE
OLD HICKORY, TN 37138

Property Address:

4849 SHASTA DRIVE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Parcel #:
65-9
132

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$119,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **April, 2002.**

Carmen Coats
Notary Public

My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: 03-26-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

STATE OF TENNESSEE, DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public, **John McNamee,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Gary Park** under a power of attorney recorded simultaneously herewith, and is authorized by **Gary Park** to execute this instrument on behalf of **Gary Park.**

Witness my hand at office this 16th day of April, 2002.

Notary Public

My Commission Expires: _____

[SEAL]

