Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/02 14:36 2pgs
Fees:13.00 Taxes:240.50

20020524-0063664

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Judy Whitaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Whitaker, Sr. (NAME)	Same (NAME)	MAP 61-16
6326 Robin Hill Road (ADDRESS)	(NAME)	PACEL 306
Nashville, TN 37205-3536 (CITY) (STATE) (ZIP)	(ADDRESS) (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, Savannah Joy Johnson and Jane Arvine Whitson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Whitaker, Sr. and wife, Judy Whitaker

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:

Being Lot No. 46 and the west 25 feet of Lot No. 47, and the west 2.5 feet of Lot No. 45 of Block "A", as shown on the map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 and parts of Lot Nos. 47 and 45 adjoin and front together 77.5 feet on the south side of Sunnymeade Drive, and run back between parallel lines along the east margin of Kennedy Avenue, 140 feet to a dead line.

Being the same property conveyed to Savannah Joy Johnson and Jane Arvine Whitson by deed from Lois Elizabeth Daugherty Thompson Walker of record in Book 7238, page 180, Register's Office for Davidson County, TN. The said John Wilson Walker, Jr. having been granted a life estate and he having predeceased Lois Elizabeth Daugherty Thompson Walker and the said Lois Elizabeth Daugherty Thompson Walker having retained a life estate and she having died on February 25, 2002.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 974, pages 56 and 57, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1300 Sunnymeade Drive, Nashville, TN 37216
(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 our hand s this 21st day of May, 2002

Savannah Joy Johnson by Jane Arvine Whitson attorney in fact
Savannah Joy Johnson By Jane Arvine Whitson by Power of Attorney of record in Instrument No. 20020524-0063662 Register's Office for Davidson County, TN

Jane Arvine Whitson

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 Jane Arvine Whitson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2002.

Commission expires 3-26-05

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 21, 2002, before me personally appeared Jane Arvine Whitson to me known to be the person who executed the foregoing instrument in behalf of Savannah Joy Johnson and acknowledged that she executed same as the free act and deed of said Savannah Joy Johnson for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2002.

My Commission Expires:
3-26-05

Notary Public