Davidson County DEEDWARR
Recvd: 06/04/02 10:13 2pgs
Fees:13.00 Taxes:413.78
20020604-0067295

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WARRANTY DEED

This Indenture made this **31st** day of **May, 2002** between **James M. Whitus, Jr. and wife, Mary Ellen Whitus,** , GRANTOR, and **Jeffrey S. Sidler, an unmarried person** , as GRANTEEs

JEFFERY

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being all of Lot Number 10, Section I, Plan of Colewood Acres as shown on survey and plat of same appearing of record in Plat Book 3700, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James M. Whitus, Jr., and Mary Ellen Whitus by Warranty Deed from Mary Dianne Hirst McBrayer a/k/a Mary D. McBrayer of record in Instrument Number 20010503-0045823, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 3700, page 59, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 4003, page 11, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 152 Tusculum Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **31st** day of **May, 2002.**

James M. Whitus

James M. Whitus, Jr.

X Mary Ellen Whitus

Mary Ellen Whitus

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Whitus, Jr. and Mary Ellen Whitus, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 31st day of May, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires September 28, 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $111833.

Affiant

Subscribed and sworn before me this 31st day of May, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2002 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Jeffrey S. Sidler
152 Tusculum Road
Antioch, Tennessee 37013

Send Tax Bills to:
Volunteer Trust Mortgage Corporation
301 S. Perimeter Park Drive Suite 125
Nashville, Tennessee 37211

Map & Parcel Number:

Map 162-06-O Parcel 12