Davidson County DEEDWARR
Recvd: 08/16/02 10:40 3pgs
Fees:18.00 Taxes:192.40
20020816-0099279

This Instrument Prepared by:
WATSON AND ATKINS, P.C.
308-B Spring Street
P. O. Box 744
Dover, TN 37058

DONNA K. McWHIRTER

TO: WARRANTY DEED

CHARLES McWHIRTER

THIS DEED OF REALTY, executed as of the 2 day of Aug, 2002, at Dover, Tennessee, in the County of Stewart, and the State of Tennessee by Grantor, **DONNA K. McWHIRTER**, to Grantee, **CHARLES McWHIRTER**.

W I T N E S S E T H;

That Grantor for a valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, **CHARLES McWHIRTER**, his heirs and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Hidden Hill, as of record in Plan Book 4360, Page 43, Register's Office for said County.
>
> Said Lot No. 113 fronts 80 feet on the westerly margin of Hidden Hill Drive, and extends back between parallel lines, 140 feet to a dead line.
>
> The above being the same tract of real estate conveyed to Charles E. McWhirter and wife, Donna K. McWhirter, by deed dated August 13, 1977,executed by John L. Lawrence, Jr. and wife, Sandra K. Lawrence, and of record in the Register's Office for Davidson County, Tennessee, in Book No. 51883 at page 942. Charles E. McWhirter died January 20, 1998, and title to said real estate vested in Donna K. McWhirter as surviving tenant by the entirety.
>
> This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building set back line from Hidden Hill Drive, and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 10-foot public utility easement along the easterly or front line of premises; restrictions of record in Book 4938, Page 557, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the said **CHARLES McWHIRTER**, his heirs and assigns forever.

That Grantor, (1) covenants that she is lawfully seised and possessed of and has a perfect right to convey such realty and that it is unencumbered; and (2) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The undersigned, PAUL LANNOM, spouse of Grantor, DONNA K. McWHIRTER, joins herein solely for the purpose of consenting to this deed and releasing and conveying to the Grantee, any and all rights, title and interest the undersigned may have in the property, whether arising by virtue of marriage or otherwise.

IN WITNESS WHEREOF we have set our hand on this the 2 day of Aug., 2002.

Donna K McWhirter
DONNA K. McWHIRTER, Grantor

Paul Lannom
PAUL LANNOM, Grantor

STATE OF TENNESSEE)
)
COUNTY OF STEWART)

Personally appeared before me, **DONNA K. McWHIRTER and husband, PAUL LANNOM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2 day of Aug, 2002.

Gail Wilson
Notary Public

My Commission Expires: 7-21-03



STATE OF TENNESSEE)
)
COUNTY OF STEWART)

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $ 52,000 , which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

C. McWhirter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this the 17th day of August, 2002.

S Chandler Dep Reg
Notary Public

~~My Commission Expires:~~ _____

SEND TAX BILLS TO:
PROPERTY OWNER'S ADDRESS:

Charles McWhirter
1609 HIDDEN HILL DR.
HERMITAGE, TN 37076

MORTGAGEE:

_____
_____
_____

Tax Map #076-05-0 Parcel #107.00