WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/02 09:56 2pgs
Fees:13.00 Taxes:410.70

20021008-0122303

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 3-14-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mary Ann Gaffney	Wells Fargo Home Mortgage, Inc.	MAP 103-07
(NAME)	(NAME)	
5508 Oakmont Circle	3601 Minnesota Drive	PARCEL 8
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Bloomington, MN 55435	
(CITY) (STATE) (ZIP)	(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, John P. McLeroy and wife, Elke H. McLeroy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann Gaffney

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 the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 46 and all of Lot No. 47 on the Plan of Richland Meadows Subdivision, Section I, of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Oakmont Circle at the southeast corner of Lot No. 48 on said plan; thence with the northerly margin of said Circle, eastwardly 62.8 feet to a point, 2.8 feet easterly from the common corner of Lots No. 46 and 47; thence northwardly 152 feet to the northwest corner of said Lot No. 46; thence north 85 deg. 43' west 50 feet to the northeast corner of said Lot No. 48; thence with the line between said Lots No. 47 and 48, southwardly 148 feet to the beginning.

Being the same property conveyed to John P. McLeroy and wife, Elke H. McLeroy by deed from Stephanie L. Deason of record in Book 11523, page 642, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 2083, page 40, said Register's Office; and (c) restrictive covenants of record in Book 2152, page 121, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5508 Oakmont Circle, Nashville, Tennessee 37209
(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 30th day of September, 2002

John P. McLeroy

Elke H. McLeroy

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 John P. McLeroy and wife, Elke H. McLeroy

the bargainor s, 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 and official seal at Nashville, Tennessee, this 30th day of September, 2002.

Commission expires _____

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