Bk 436

18914

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of September, 2002.

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC
AT LARGE
Richard W Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/11/02 16:13 2pgs
Fees:13.00 Taxes:580.90
20021011-0125557

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lisa Mayberry
5140 Ashley Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
First Horizon Home Loan Corporation
P.O. Box 19664
Irvine, CA 92623-9664

MAP-PARCEL NUMBERS:
161-060-041.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric McMaster, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Lisa K. Mayberry, unmarried** hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 116 on the Plan of Huntington Park, Section One, of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 front 79.0 feet on the easterly side of Ashley Drive and runs back between lines 160.0 feet on its northerly line and 182.4 feet on its southerly line to a line in the rear on which it measures 66.5 feet.

Being the same property conveyed to Eric McMaster, unmarried by deed from Rebecca Faye Snellings of record in Book 11031, Page 377, Register's Office for Davidson County, Tennessee. Eric McMaster is now married to Kristen Lee McMaster.

*Kristen Lee McMaster, wife of Eric McMaster joins in this instrument to convey any and all marital interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

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Restrictive covenants contained in an instrument of record in Book 4225, Page 778, Book 6143, Page 22, Book 5753, Page 910, Book 4393, Page 383, Book 4577, Page 789, Book 4580, Page 487, and Book 4734, Page 353, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5140 Ashley Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 30th day of September, 2002.

Eric McMaster

Kristen Lee McMaster
by [illegible]
attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric McMaster, a married man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2002.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric McMaster, a married man, with whom I am personally acquainted or who proved himself to be the attorney in fact for Kristen Lee McMaster and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2002.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: _____

06222-BP