WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/02 13:42 2pgs
Fees:13.00 Taxes:841.75

20021025-0130993

DENISE WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV 27 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$227,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Gerald Wilburn	**A. Gerald Wilburn**	**172-5-B-149CO**
(NAME)	(NAME)	
5945 Westheimer Drive	**5945 Westheimer Drive**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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, **TRICIA A. OWENS AND ALMA A. OWENS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A. GERALD WILBURN AND WIFE, PEGGY WILBURN**, 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 Davidson County, Tennessee, being Lot No. 35 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 200011220115320, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tricia A. Owens and Alma A. Owens by deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 20011121-0127989 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **5945 Westheimer Drive, Brentwood, TN 37027**

(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 hands this 21st day of October, 2002.

Tricia A. Owens

Alma A. Owens

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 Tricia A. Owens and Alma A. Owens, the bargainors, 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 21st day of October, 2002.

Commission expires:



Denise White — Notary Public