WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Frankli

Davidson County DEEDWARR
Recvd: 11/01/02 15:49 2pgs
Fees:13.00 Taxes:295.63

20021101-0134414

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/24/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan C. Magnis	ERA Mortgage	MAP 052 09
(NAME)	(NAME)	PARCEL 069
1144 Fernbank Drive	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Mount Laurel, NJ 08054	
(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, Ruth E. Williamson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allan C. Magnis

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:

Being the southeasterly part of Lot No. 26 on the Map of Montague Subdivision as of record in Book 421, page 129 of the Register's Office for Davidson County, Tennessee, described according to a survey by W. F. Branch, Surveyor, dated September 29, 1950, as follows:

Beginning at an iron pin set in the northwest margin of the intersection of Due West Avenue and Fernbank Drive; thence with the northerly margin of Due West Avenue, north 54 degrees 15' west 123.4 feet to an iron pin; thence north 35 degrees east 141.4 feet to an iron pin; thence south 54 degrees 15' east 123.4 feet to an iron pin set in the westerly margin of said Fernbank Drive; thence with the margin of the same, south 35 degrees west 141.4 feet to the point of beginning.

BEING the same property conveyed to W. O. Williamson and wife, Ruth E. Williamson by Warranty Deed from Clara Ethel Huffines, a widow of record in Book 5155, page 410, Register's Office for Davidson County, TN. The said W. O. Williamson hving since died.

W. O. Williamson and William O. Williamson is one and the same person

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1144 Fernbank Drive, Madison, TN 37115
(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 my hand this 30th day of October, 2002

Ruth E. Williamson
Ruth E. Williamson

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 Ruth E. Williamson, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of October, 2002.

My commission expires 10-5-03

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