WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/02 12:17 2pgs
Fees:13.00 Taxes:277.13

20021112-0139793

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-05
(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
Cerys Matthews	Same	MAP 030
(NAME)	(NAME)	
5085 Seymour Hollow Road		PARCEL 154
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, Laura L. Allen, Unmarried and Donald M. Mooneyhan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cerys Matthews

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:

Beginning at a point in the centerline of Seymour Hollow Road, in front of the residence located thereon; thence with said road, N 81 degrees 10' 39" West 443.50 feet to an iron pin; thence with said road thence North 13 degrees 25' 52" West 1,306.08 feet to a pin in the common line of John R. Setter's; thence North 83 degrees 29' 59" West, 340 feet to a pin in the common line of John V. Walker, Jr.; thence South 12 degrees 42' 24" East 874.89 feet to a pin; South 7 degrees 27' 35" East to a point; South 30 degrees 14' 45" West 130.91 feet to a point; thence South 8 degrees 04' 55" East 57.67 feet to a point with the boundary of said Road; thence with said road North 82 degrees 47' 50" East 39.55 feet to the point of beginning, and described according to a survey by Marshall A. Ragan, dated July 6, 1977, containing 10.15 acres more or less of the Vera Frances Webb Property.

Being the same property conveyed to Katherine L. Mooneyhan, by Warranty Deed from Joe Holt and wife, Ann Holt, of record in Book 5361, page 478, Register's Ofifce for Davidson County, Tennessee. Katherine L. Mooneyhan conveyed all of her right title and interest to the Katherine L. Mooneyhan Revocable Trust, dated 08/13/99, by Quitclaim Deed of record at Instrument No. 20020201-0014529, said Register's Office. (The said Katherine L. Mooneyhan having since died January 28, 2002). Donald M. Mooneyhan, as Successor Trustee under the Katherine L. Mooneyhan Revocable Trust conveyed the herein described property to Laura L. Allen by Quitclaim Deed of record at Instrument No. 20020222-0023081, Register's Office for Davidson County, Tennessee. The said Donald M. Mooneyhan and Laura L. Allen are the beneficiaries of The Katherine L. Mooneyhan Revocable Trust; and the devisees of said Trust as set out in the Last Will and Testament of Katherine L. Mooneyhan, deceased, Probate No. 02P-310, Probate Court, Davidson County, Tennessee.

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 5085 Seymour Hollow Road, Whites Creek, TN 37189
(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 8th day of November, 2002

Laura L. Allen

Laura L. Allen

Donald M. Mooneyhan

Donald M. Mooneyhan, Individually

VIRGIE L. JONES
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 05-27-2005

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura L. Allen

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 Birmingham Alabama, ~~Tennessee~~, this 6th day of November 2002.

Commission expires May 27, 2005

Virgie L. Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public ~~Public~~ 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

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 Donald M. Mooneyhan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of November, 2002.

Commission Expires: 10-25-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Mary Dyrhaug
Notary Public