Davidson County DEEDWARR
Recvd: 11/12/02 14:42 2pgs
Fees:13.00 Taxes:240.50

20021112-0140008

WARRANTY DEED

PATTY M. WEST NOTARY PUBLIC MY COMM EXP JULY 24, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 165,000.00

Russell C. Seagraves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 2002

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell C. Seagraves (NAME)	The Farmers Bank (NAME)	MAP 34 GROUP 14
1403 Globe Place (ADDRESS)	P.O. Box 657 (ADDRESS)	PARCEL 22.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	White House, Tennessee 37188 (CITY) (STATE) (ZIP)	11 D26600

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, Michael L. Williams and wife, Sheila S. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell C. Seagraves, unmarried

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 Lot No. 5, on the Plan of Stanley Heights, of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 5 fronts 59.2 feet on the west side of Globe Place and runs back 134 feet on the north line and 138.4 feet on the south line which is a broken line, to a dead line in the rear on which it measures 52.2 feet.

Being the same property conveyed to Michael L. Williams and wife, Sheila S. Williams by deed of record in Instrument # 20020401-0039061 (1/4 interest) and in Instrument # 20020401-0039062 (1/4 interest) and in Instrument # 20020401-0039063 (1/4 interest) and also as heir at law of Charles E. Williams , deceased (1/4 interest), Register's Office, Davidson County, Tennessee.

This is the same description as in previous deeds of record.

This conveyance is subject to restrictions of record in Book 3405, Page 286, said Register's Office.

This conveyance is subject to minimum building setback lines, public utility

CONTINUED

unimproved ( )
This is improved (X) property, known as 1403 Globe Place, Madison, Tennessee 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 our hand s this 7th day of November 2002

Michael L. Williams

Sheila S. Williams

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 Michael L. Williams and wife, Sheila S. Williams

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 White House, Tennessee, this 7th day of November 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

LEGAL DESCRIPTION CONTINUATION

and drainage easements and utility anchor easements of record in Book 3300, Page 74, said Register's Office.

Subject to notes on plat of record in Book 3300, Page 74, Register's Office, Davidson County, Tennessee.