WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Terry Ishmael
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2002.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Jill Connors
My Commission Expires
November 27, 2004

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
Terry Ishmael	First American Real Estate Tax Ser	115-2-104
(NAME)	(NAME)	
1116 Sparta Road	8435 North Stemmons Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75247	
(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, **Howard Johnson Wayt Jr. and Hampton Charles Wayt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Ishmael, a single man**, 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. 183 on the Plan of Crest Meade, Section III of record in Book 2331, Page 150, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Howard J. Wayt and wife, Elizabeth Wayt by deed from Leo Eckhardt and wife, Sarah S. Eckhardt of record in Book 4534, Page 697, said Register's Office, both of the Wayts having died simultaneously in an automobile accident, and both having devised the property equally to their sons, the Grantors herein, Howard Johnson Wayt, Jr. and Hampton Charles Wayt in Wills of record in Will Book 220, Pages 758 and 761 Probate Court for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1116 Sparta Road, Nashville, TN 37205
(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 8th day of November, 2002.

Howard Johnson Wayt Jr. Nov. 8, 2002

Hampton Charles Wayt 11-8-02

Davidson County DEEDWARR
Recvd: 11/15/02 08:55 2pgs
Fees:13.00 Taxes:592.00

20021115-0141571

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 Howard Johnson Wayt, Jr. and Hampton Charles Wayt, 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 8th day of November, 2002.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public