WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/02 14:12 2pgs
Fees:13.00 Taxes:277.50

20021219-0156977

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-9276-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Patricia D. McC

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 2002

Bertie J Whitaker

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia D. McCanless	New South Federal Savings Bank	MAP 75-11
(NAME)	(NAME)	
711 Will Place	210 Automation Way	PARCEL 230
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35283-0180	
(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, John Thomas Neligan, III and wife, Regina Neligan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia D. McCanless, a single woman

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. 4B of the Zone Lot Division of Lot Nos. 4 through 17 of the Meadows of Tulip Grove, Section One, of record in Plat Book 6250, Page 363, amending Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John Thomas Neligan, III, unmarried by deed from Rhonda Mallory, unmarried of record in Book 6879, Page 638, Register's Office for Davidson County, Tennessee.
The said John Thomas Neligan, III having since married.

Regina Neligan, spouse of John Thomas Neligan, III, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

John Thomas Neligan, III executes this instrument as Attorney-in-Fact on behalf of Regina Neligan, pursuant to the Power of Attorney recorded in Instrument No. 20021219-0156976, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 711 Will Place, Hermitage, TN 37076
(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 13th day of December 2002

John Thomas Neligan, III

~~Regina Neligan~~
~~By:~~
~~John Thomas Neligan, III, Attorney-in-fact~~

Regina Neligan by John Thomas Neligan, III, Attorney-in-fact

DCTN01WC

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 John Thomas Neligan, III

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 Goodlettsville, Tennessee, this 13th day of December 2002.

Commission expires 10-25-03

Notary Public

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of December, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Thomas Neligan, III, to me known to be the person who executed the foregoing instrument on behalf of Regina Neligan, and acknowledged that he executed the same as the free act and deed of the said Regina Neligan.

Witness my hand and seal at Goodlettsville, Tennessee, this the 13th day of December, 2002.

Notary Public

My Commission Expires:

10-25-03

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE