4653
Box 13

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 12/23/02 12:46 3pgs
Fees:18.00 Taxes:466.20
20021223-0158114

WARRANTY DEED

THIS INDENTURE, made this 25th day of November, 2002 between **JOSEPH M. MOUNT AND WIFE, THERESA M. MOUNT** of **DAVIDSON** County, Tennessee, First Parties, and Ethan O'Conner, married

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING THE SAME PROPERTY CONVEYED TO JOSEPH M. MOUNT AND WIFE, THERESA M. MOUNT BY WARRANTY DEED OF RECORD AT INSTRUMENT NO. 200006280064337 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

20__ PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

JOSEPH M. MOUNT

THERESA M. MOUNT

STATE OF Texas
COUNTY OF TRAVIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JOSEPH M. MOUNT**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of November, 2002.

Kathy D. Myers
Notary Public

My commission expires: December 14, 2003 Printed name: Kathy D. Myers
(NOTARY SEAL)

KATHY D. MYERS
MY COMMISSION EXPIRES
December 14, 2003

STATE OF Texas
COUNTY OF TRAVIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **THERESA M. MOUNT**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of November, 2002.

Kathy D Myers
Notary Public

My commission expires: December 14, 2003
Printed name: Kathy D. Myers
(NOTARY SEAL)

KATHY D. MYERS
MY COMMISSION EXPIRES
December 14, 2003

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Ethan O'Connor
3528 Glenfalls Drive
Hermitage TN 37076

RESPONSIBLE TAXPAYER:
America's Wholesale Lender
750 Old Hickory Blvd Ste 150
Brentwood, TN 37027

CLT# 87-1A-113

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $126,000.00.

(AFFIANT)

Subscribed and sworn to before me, this 27th day of November, 2002

Notary Public

My commission expires 5/28/06
Printed Name Beth Triplett

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40, ON THE PLAN OF CHESNEY GLEN, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 844, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SIGNED FOR IDENTIFICATION:

JOSEPH M. MOUNT

THERESA M. MOUNT